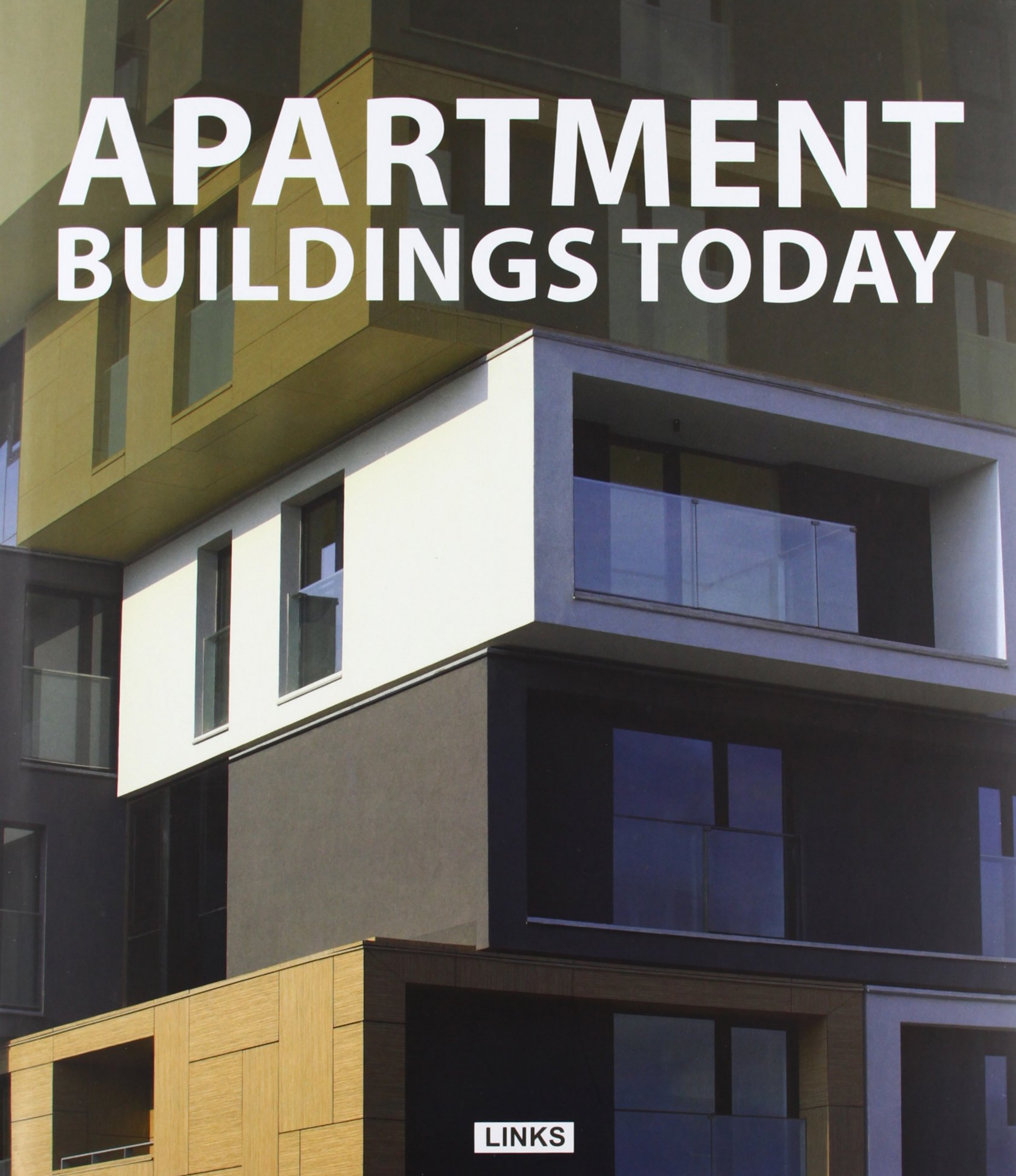


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APARTMENT BUILDINGS TODAY

A photograph of a modern apartment building facade. The building features a mix of materials: a light-colored, possibly white or light grey, section on the left with two windows; a dark grey or black section on the right with a balcony and large windows; and a section at the bottom left with light-colored wood paneling. The building is set against a clear sky, and the lighting suggests it's daytime.

LINKS

Alsop Architects

Chips

PHOTOGRAPHS:
CHRISTIAN RICHTERS

Quirky, bold and robust, Chips' is the first major development in the Alsop-designed master plan for New Islington in Manchester, situated between the Ashton and Rochdale canals on the northern edge of Manchester City Center.

Commissioned by Urban Splash in 2002 as New Islington's first new apartments, Chips was designed by Will Alsop, who took the inspiration for the design from the image of three fat chips piled on top of one another. The 'Chips' building comprises three equal-height, long, thin new-build masses (the chips) approximately 100 m (328 ft) long by 14 m (46 ft) wide, stacked and staggered upon one another creating an elevated ground floor and eight levels comprising 142 one, two and three bedroom apartments. Nine floors are boldly differentiated by a striking juxtaposition of yellow, purple and red hues. The building's central band projects at each end into 9 m (30 ft) cantilevers. In a deliberate attempt to create a sense of heaviness, offset by jittering window rhythms and colorful recesses for balconies.

The composite external wall is faced with a cladding covered in silk-screened newspaper lettering with text that echoes the industrial heritage of the Ancoats area. The use of newspaper imagery is an allusion to potato "chips" which in the UK are traditionally served wrapped in newspaper.

The design provides a mix of living and studio units and commercial space within a single project. The project defines a quality of living by combining outstanding design with technological innovation while embracing key concepts of sustainability, integration into the urban landscape and the provision of inspirational apartment units. The building's apartment types range from studio spaces to three-bedroom apartments. There is also a variety of differing external balconies. The apartments are planned internally around a central 'pod' unit, housing the bathroom and kitchen areas. The apartments can be open plan or sub-divided by the use of large folding screens.

The building is constructed using a concrete frame which inherently assists with the acoustic and fire protection performance of the development and allows the apartments to have exposed concrete soffits. Externally the building uses a rain screen facade clad in composite Trespa panels, which allow for a diverse range of colors to be used and for the large-scale text to be applied to the facade.

Architecture:

Alsop Architects

Team:

Will Alsop, Duncan Macaulay,
Edward Norman

Main contractor:

Urban Splash Build Ltd

Structural engineer:

Martin Stockley Associates

Quantity surveyor:

Simon Fenton Partnership

Landscape Designer:

Grant Associates

Client:

Urban Splash Ltd

Completion date:

June 2009

Cost:

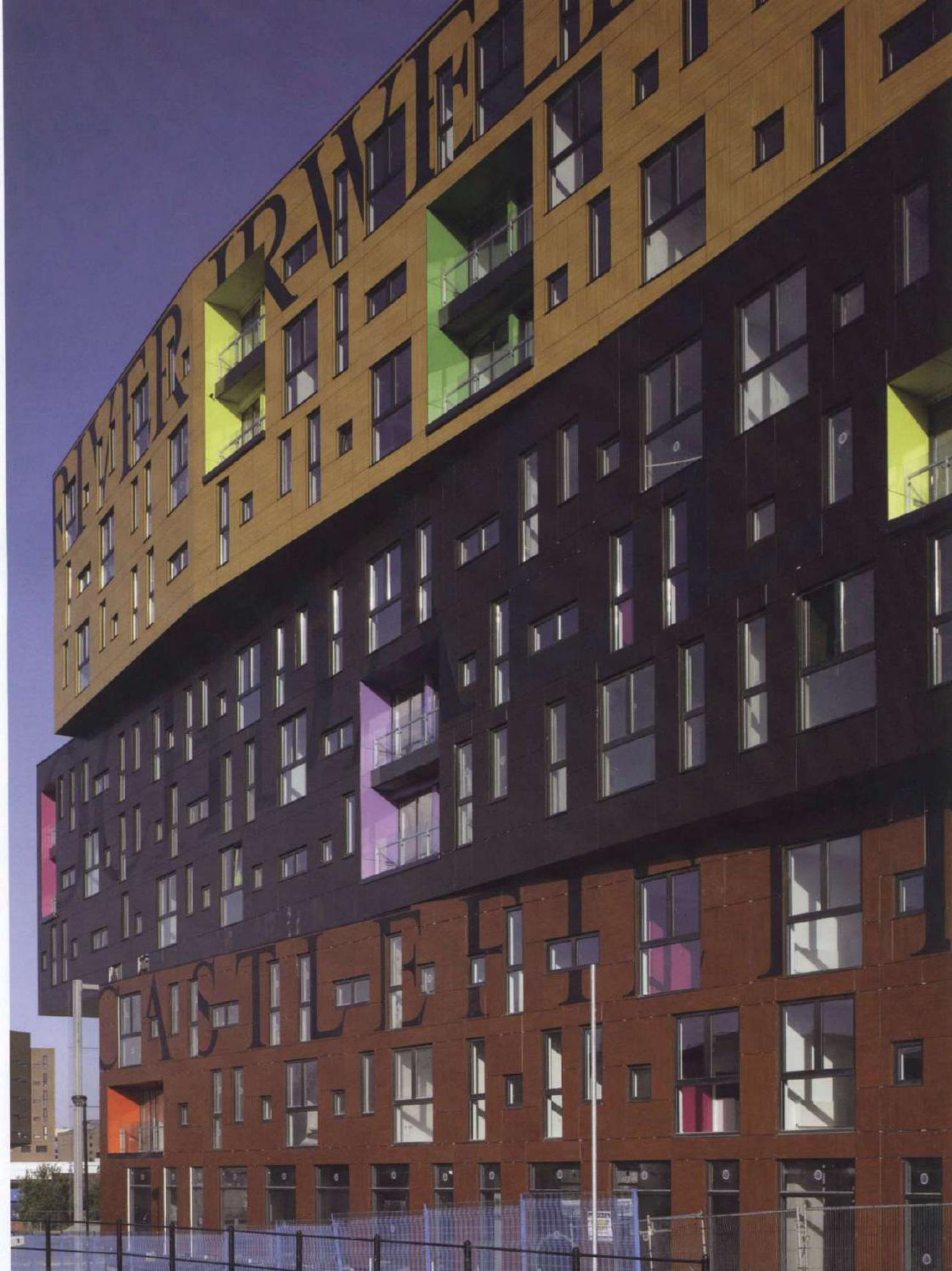
£ 20 million

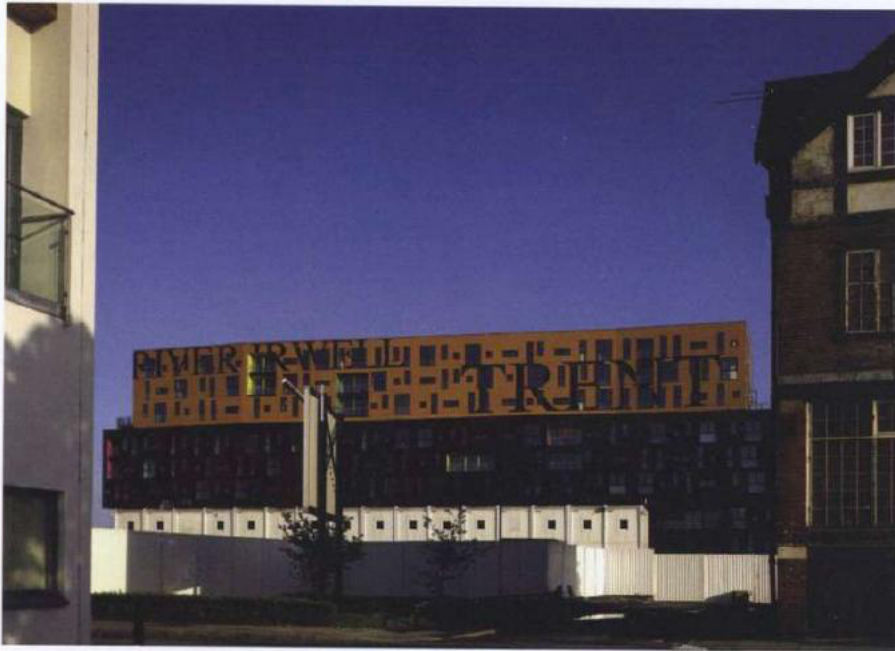
Floor area:

16,200 sqm (174,375 sqft)

Location:

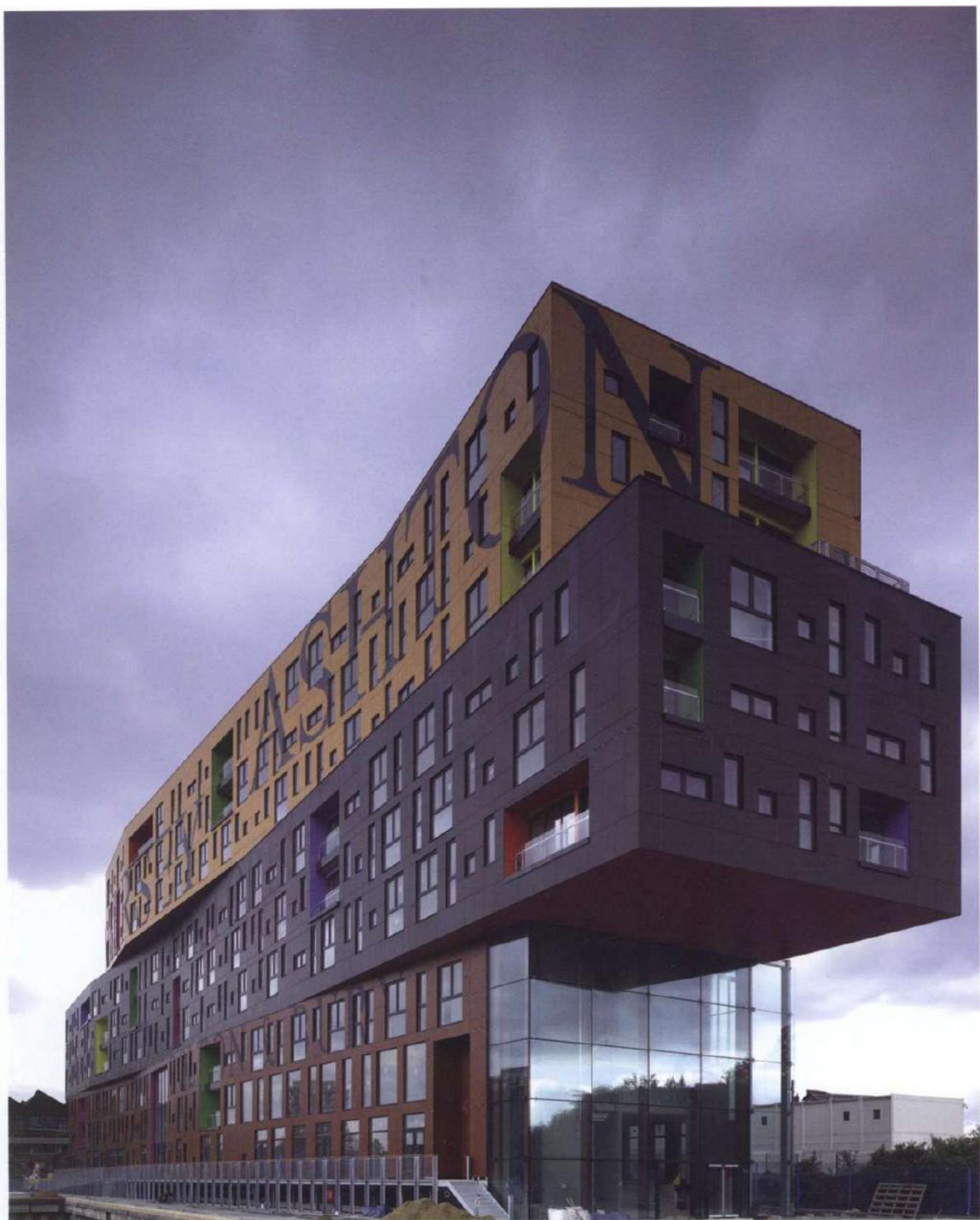
Manchester, UK

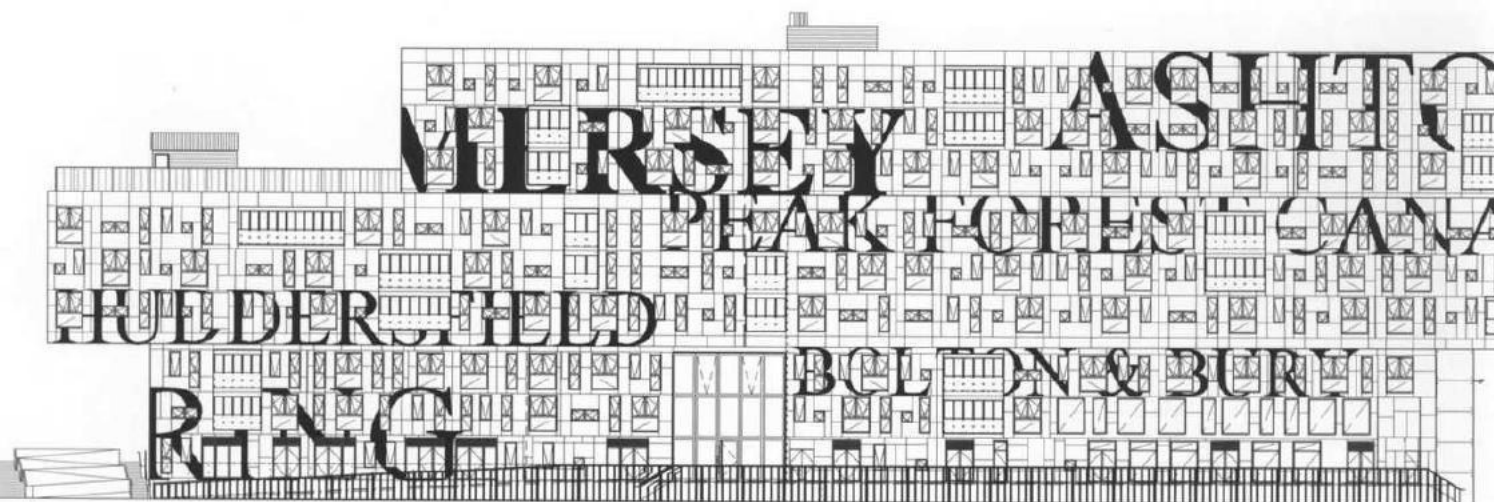




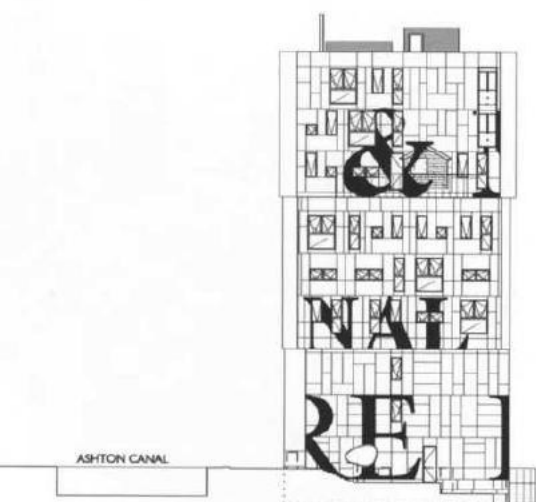
The ambition for Chips was to create a high quality, high density affordable development, the scale of which was reduced by the juxtaposition of the massing of the architecture. The scheme was conceived to give variation and unique apartments within a high density block. All residents were to be near water, to see water and to be able to use the new canal arms as a recreational facility.





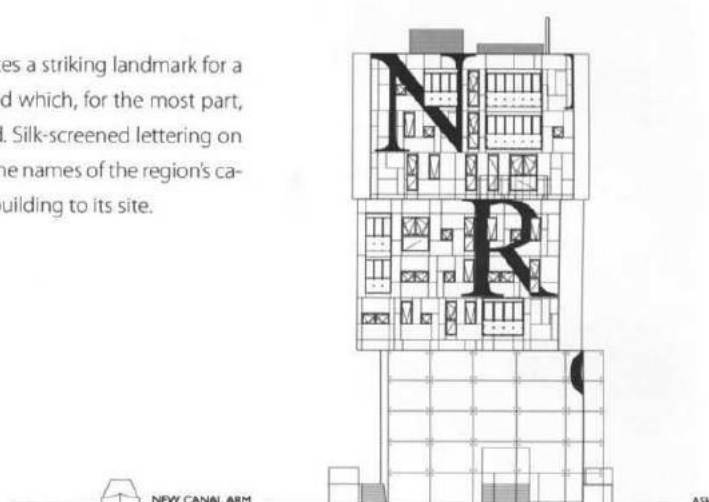


North Elevation

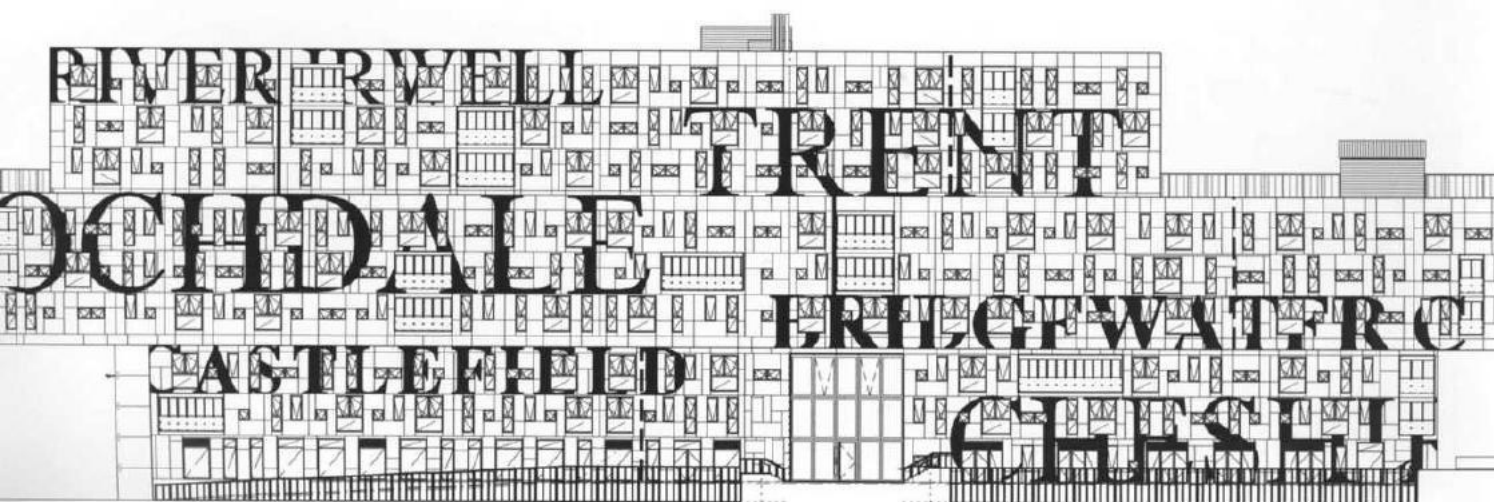


East Elevation

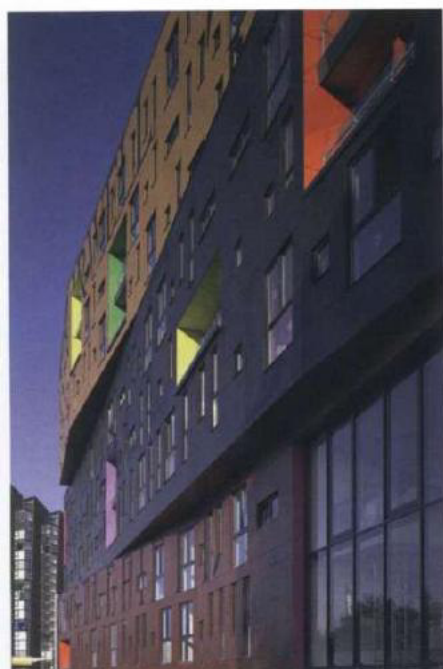
The building constitutes a striking landmark for a large area of wasteland which, for the most part, is yet to be developed. Silk-screened lettering on the façade spells out the names of the region's canals, connecting the building to its site.



West Elevation

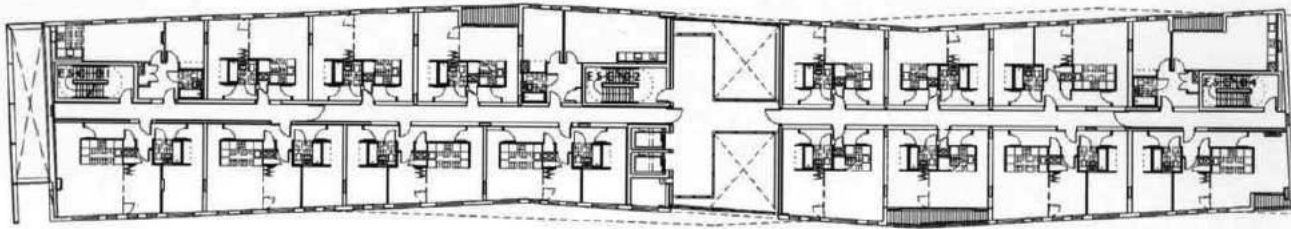


South Elevation



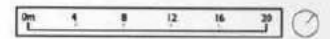
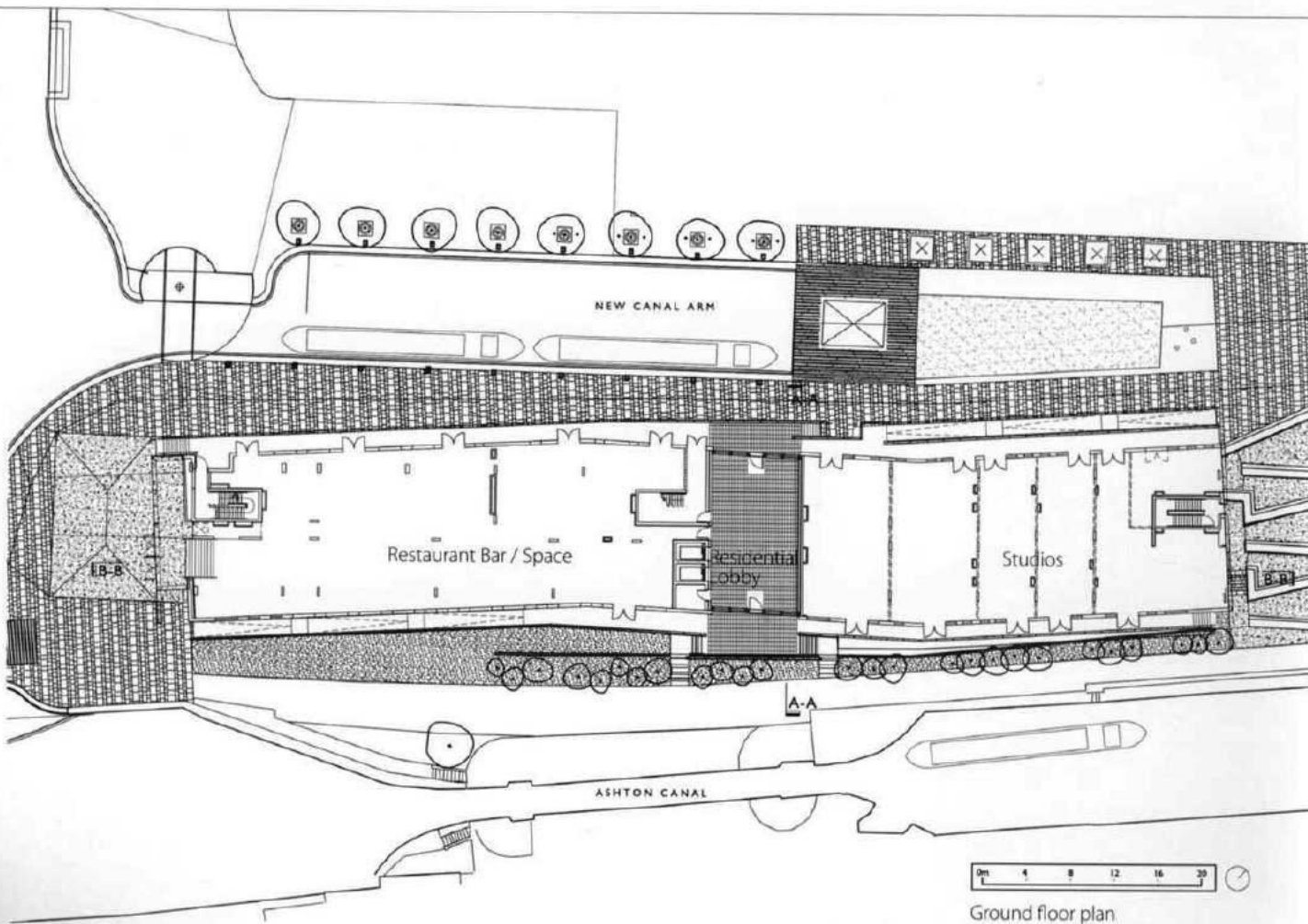
A-A

B-B



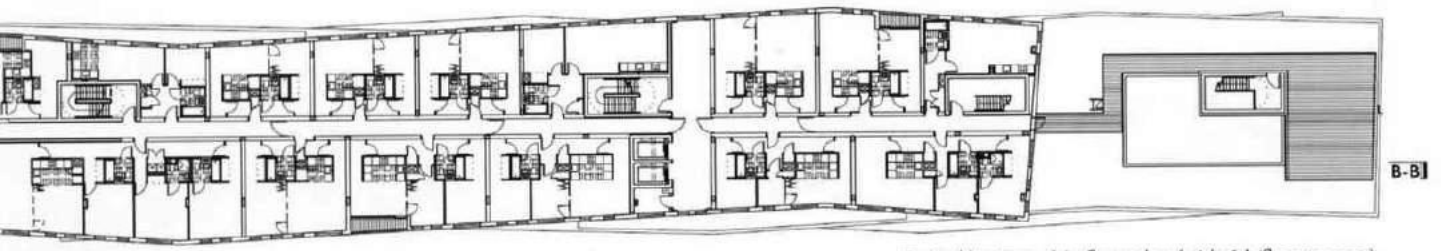
Typical bottom 'chip' floor plan

A-A



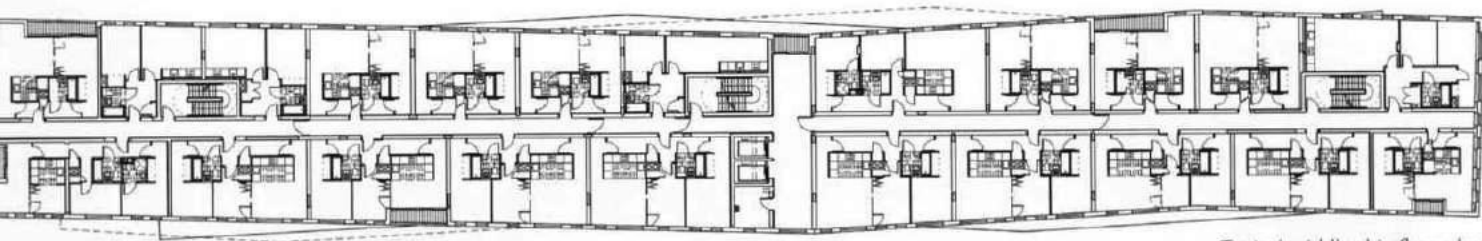
Ground floor plan

A-A



Typical bottom chip floor plan (with 6th floor terrace)

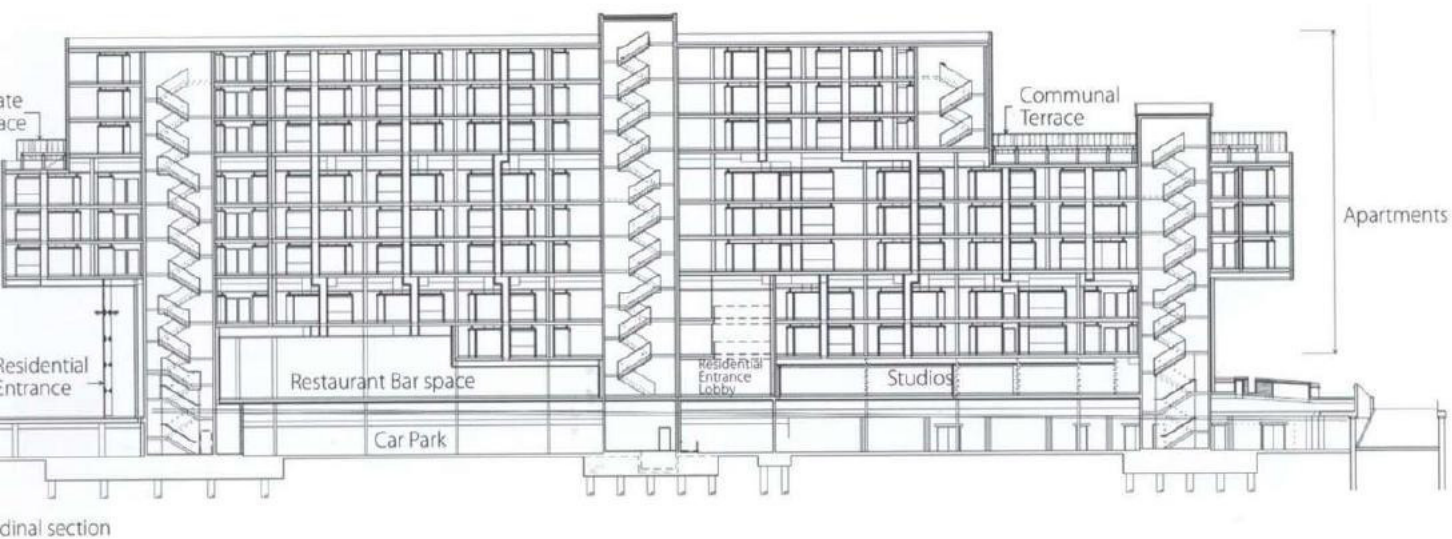
A-A



Typical middle chip floor plan

A-A





Longitudinal section







Cross-section

Aedes Studio

Jaclyn

PHOTOGRAPHS:

AEDES STUDIO

The Bulgarian housing developer Sofbuild commissioned the Sofia-based design collective Aedes Studio with this housing project for a modern residential building located in Borovo, one of the most exclusive residential districts in Sofia. The brief presented wood as the central theme for the housing block. Initially, the architects envisaged the entire façade lined with wood, but soon realized that this would be far too expensive, and therefore searched for a less costly solution.

The first image that the designers began to work with regarding the role of timber was a pile of wooden planks. The idea was to create a hive of family houses perched on top of one another. One of the key design objectives was to create a building that would give the inhabitants a chance to easily recognize their home from the external, as well as the internal, aesthetics of the complex.

The building, known as Jaclyn, is composed of multiple volumes which fit neatly into one another. The architects' aim was to develop a potential for motion and further development rather than a finite set of elements. In total there are nine floors accommodating apartments, ateliers and offices, as well as a basement level which contains private parking. The inclusion of retail outlets on the ground floor allows the building to enliven the local neighborhood and encourages chance encounters between local residents.

The allocation of an array of materials and colors that were spread throughout the site helped to 'diminish' the whole and make it intelligible, allowing onlookers, at a glance, to understand the building as a single, integrated object. The color palette has been reduced to gray, white, beige and black – restrained tones for a comparatively radical design – thus avoiding the appearance resulting overwhelming. The various graphical signs that crop up in different places across the multitude of boxes contribute to its life-size feel. These are intended to afford the project character, giving it a face and thereby distinguishing it from the surrounding urban anonymity. The architects consciously avoided repeating the homes and stringing them along a vertical line. The result is that no two flats in the block are the same; each one is individual from its inception.

Architecture:

Aedes Studio

Client:

Sofbuild

Completion date:

April 2006

Floor area:

226,000 sqft (21,000 sqm)

Location:

Sofia, Bulgaria

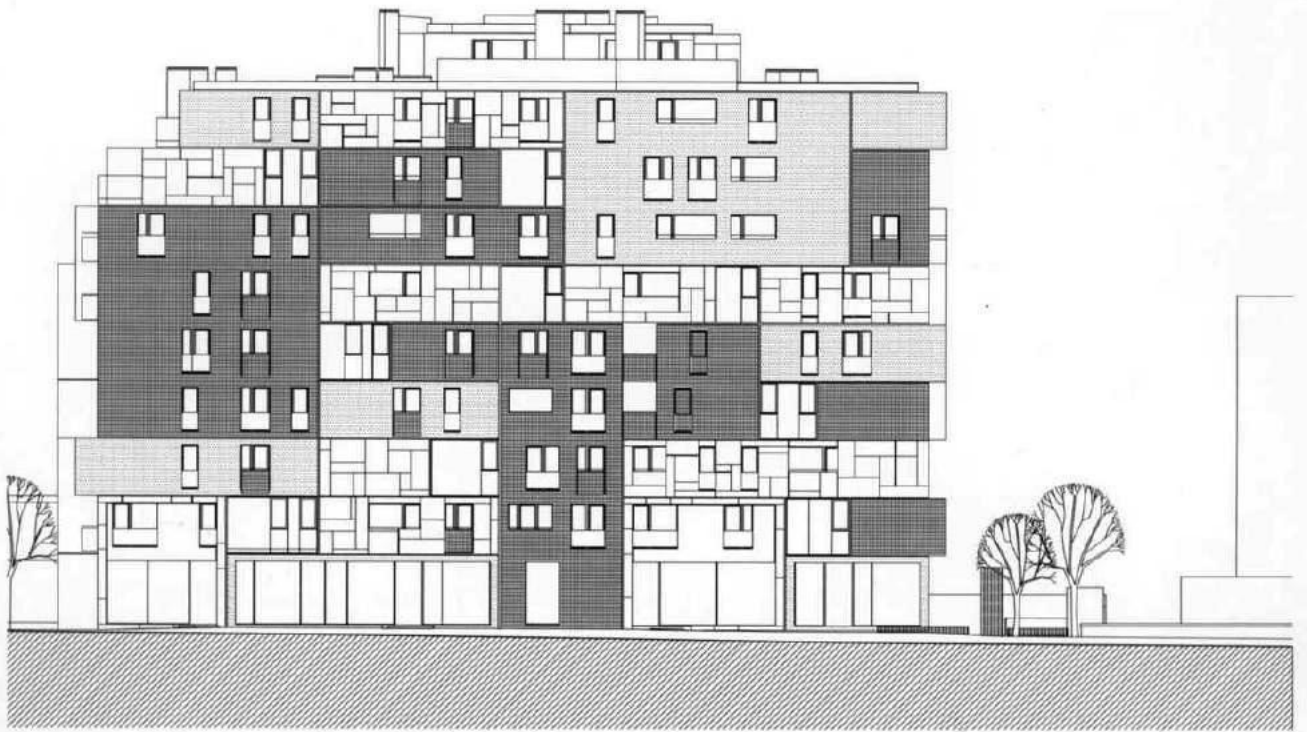




The Bulgarian housing developer Sofbuild commissioned the Sofia-based design collective Aedes Studio with this housing project for a modern residential building located in Borovo, one of the most exclusive residential districts in Sofia.







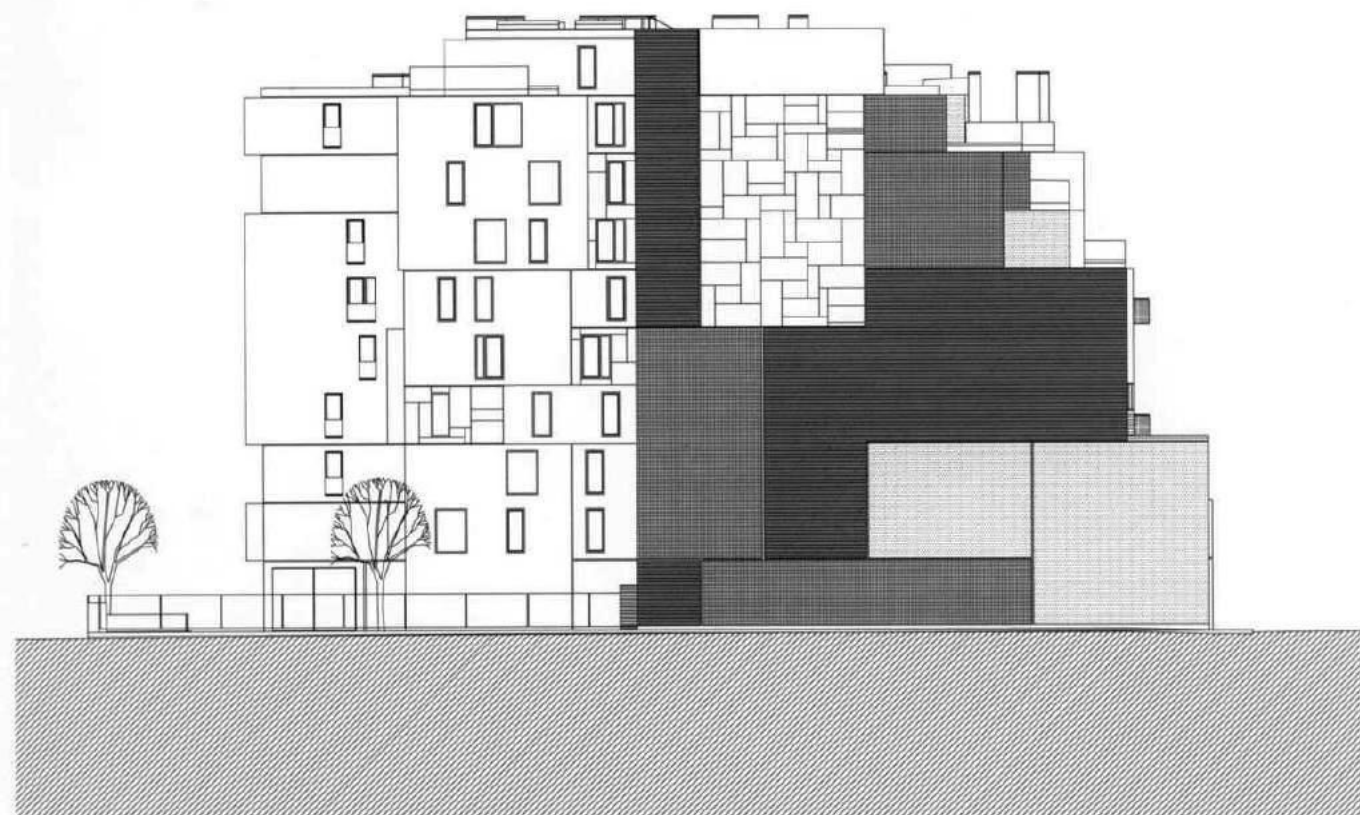
Southeast elevation



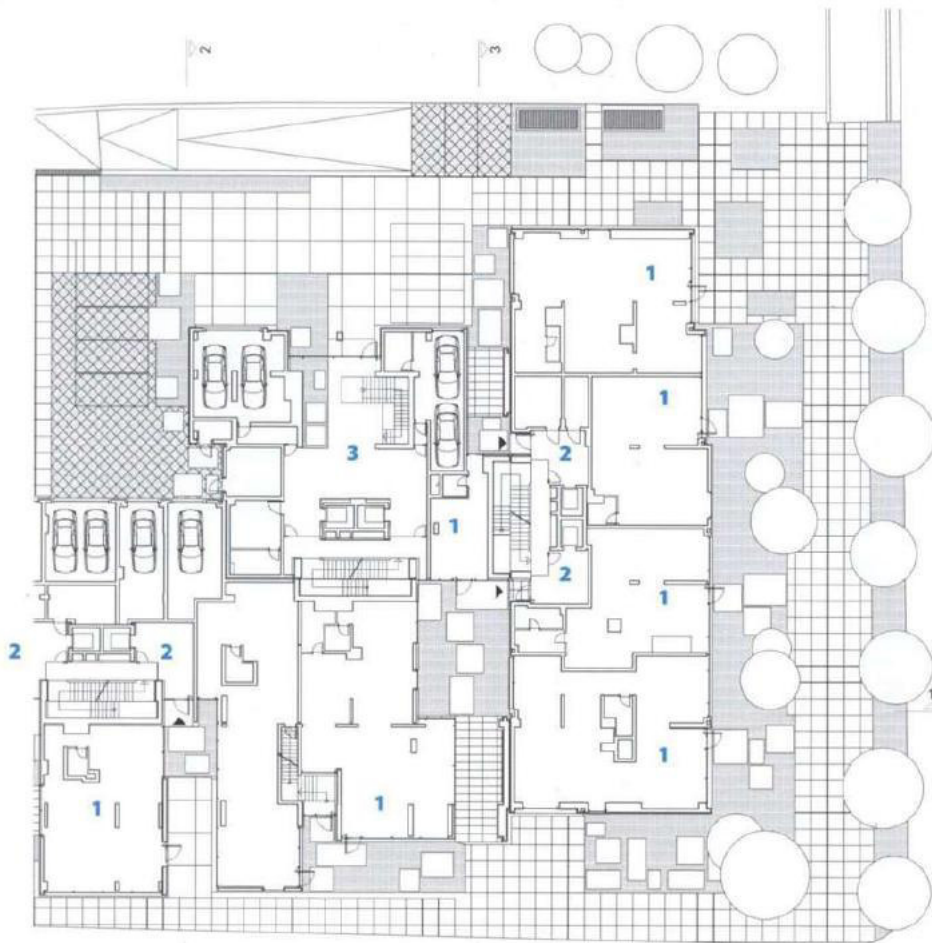
Southwest elevation



Northeast elevation

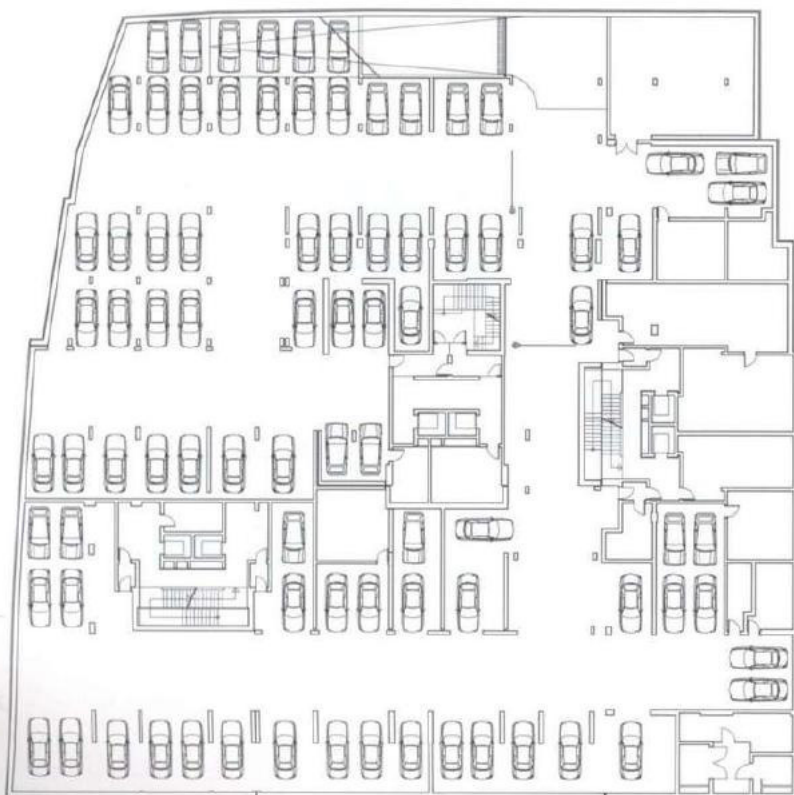


Northwest elevation



GROUND FLOOR PLAN

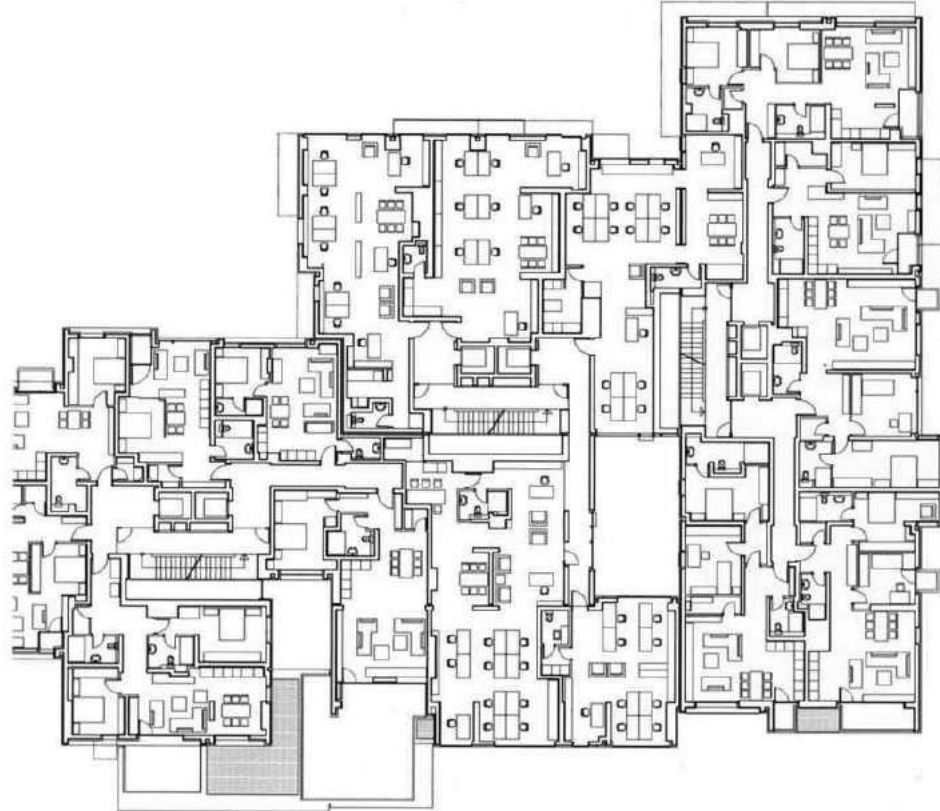
- 1. Retail
- 2. Foyer residential
- 3. Foyer offices



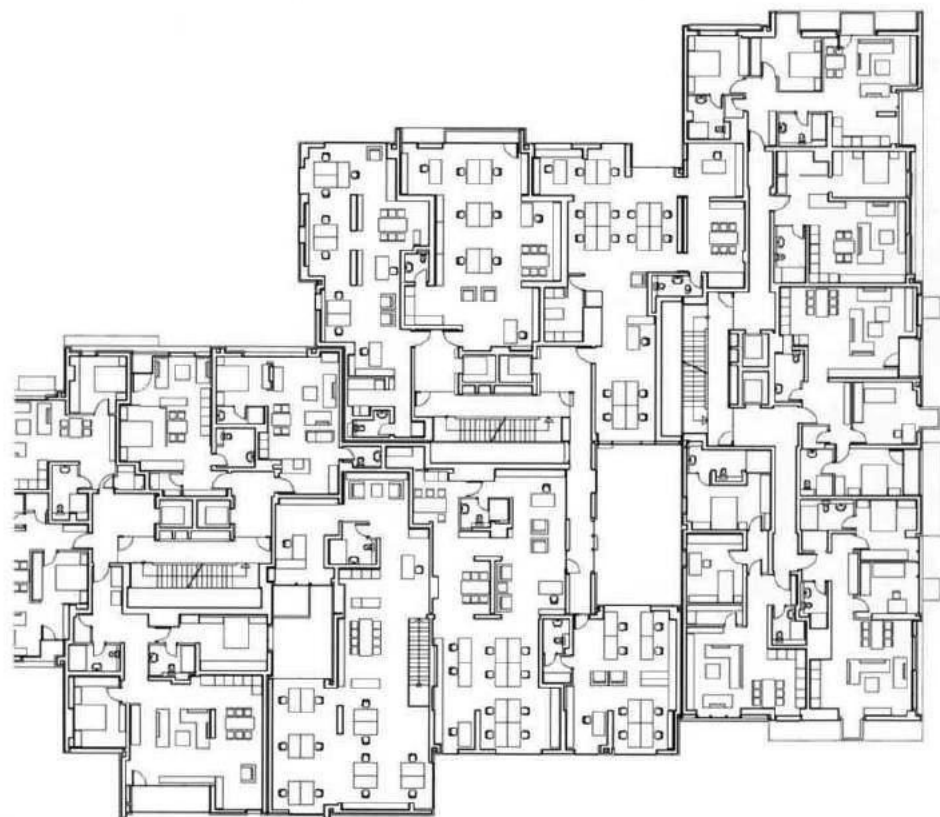
BASEMENT FLOOR PLAN



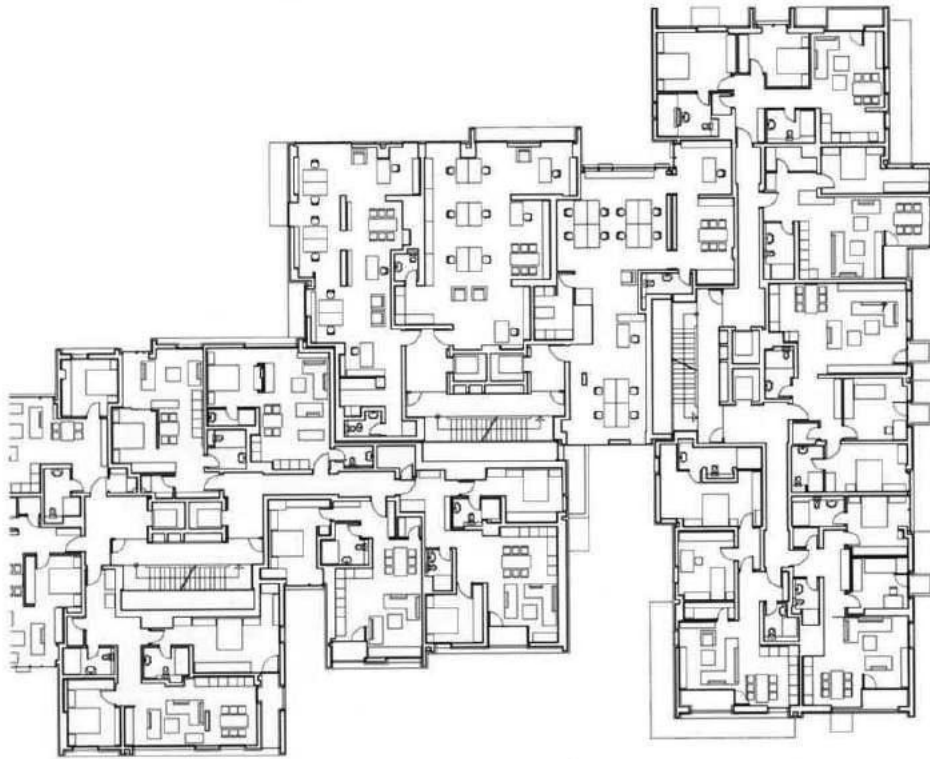




2nd floor plan



1st floor plan



4th floor plan

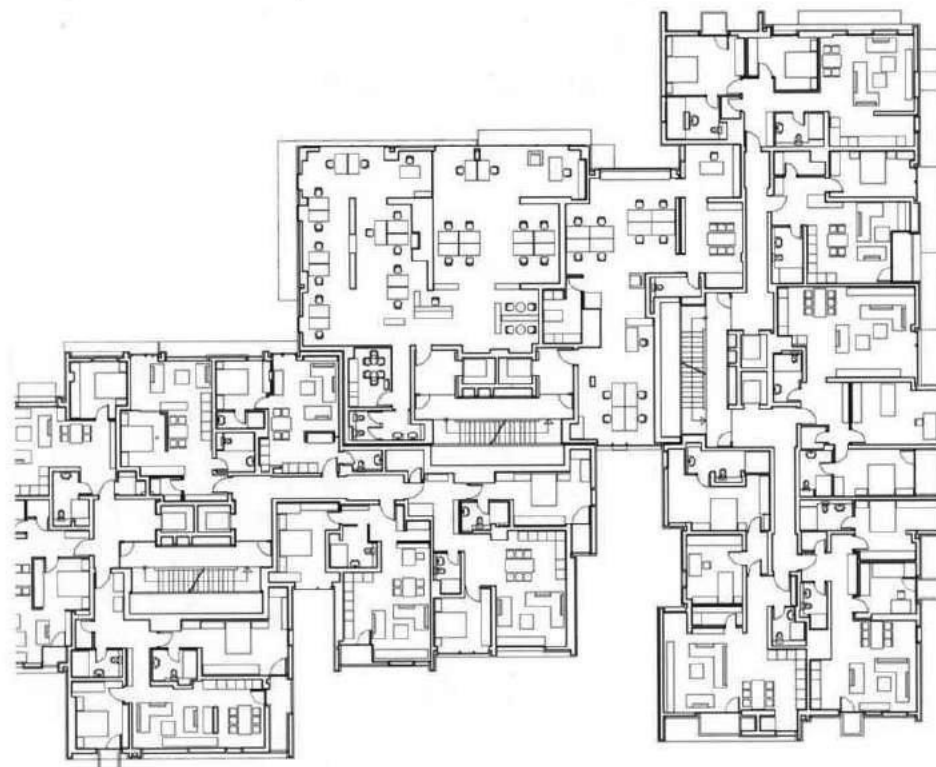


3rd floor plan





6th floor plan



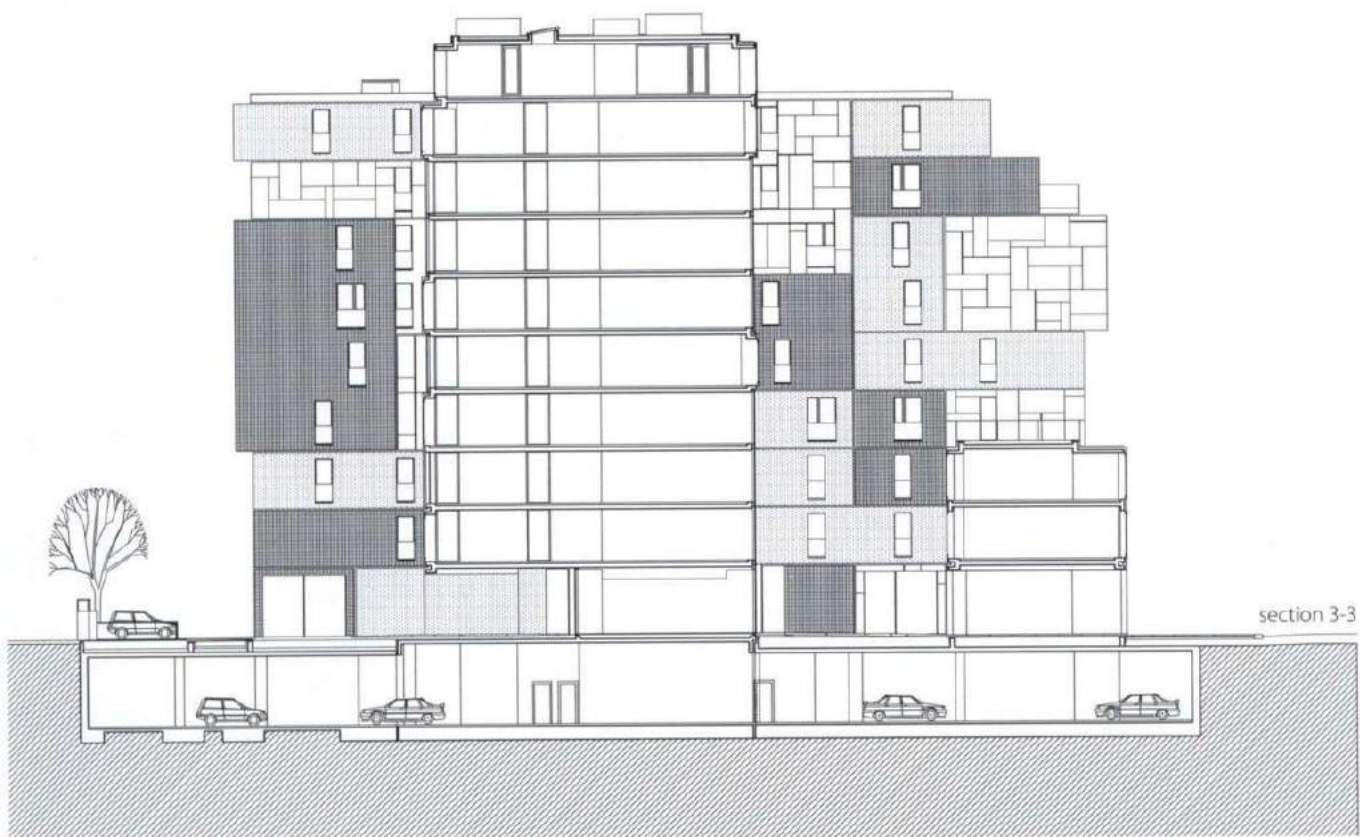
5th floor plan

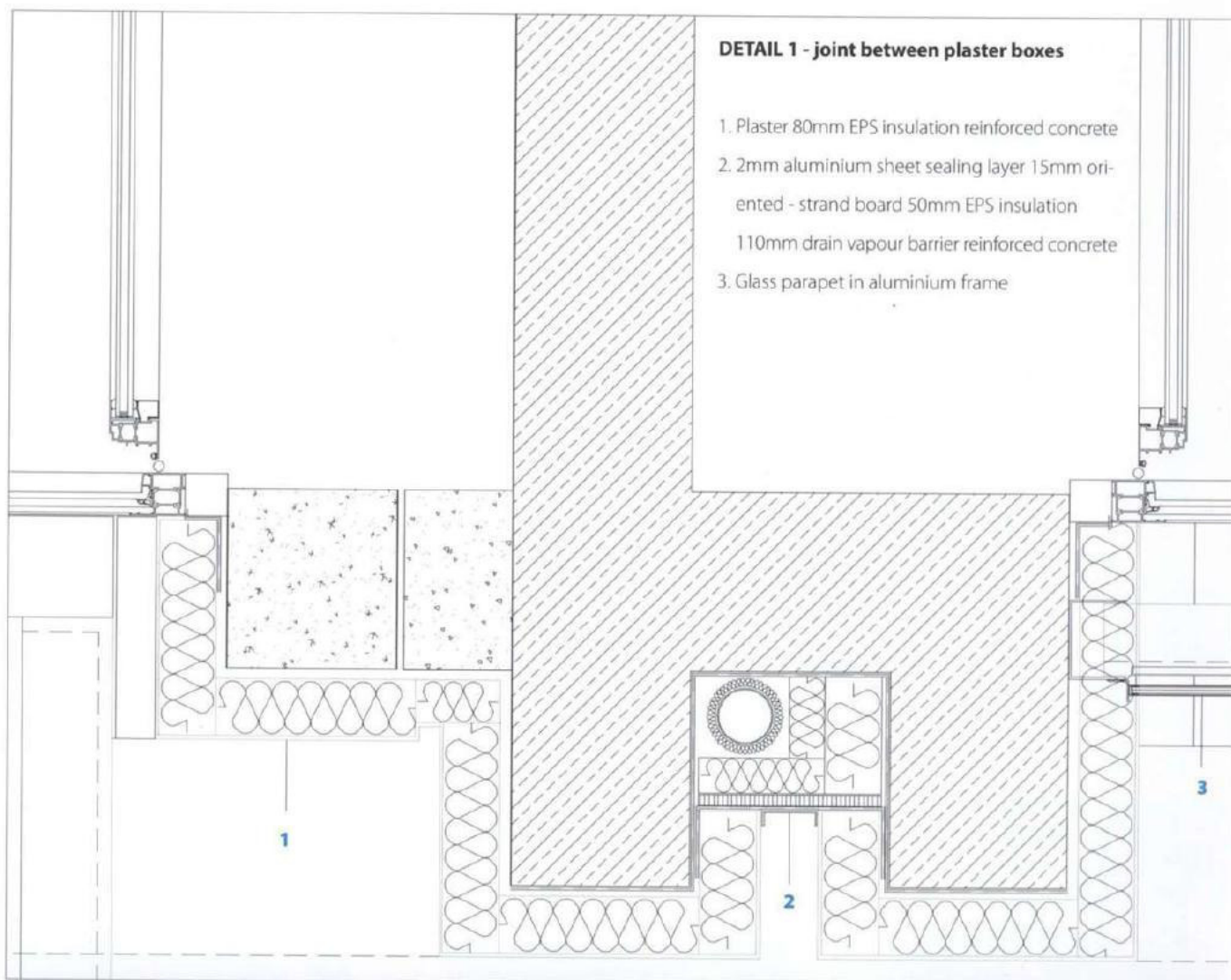


section 1-1



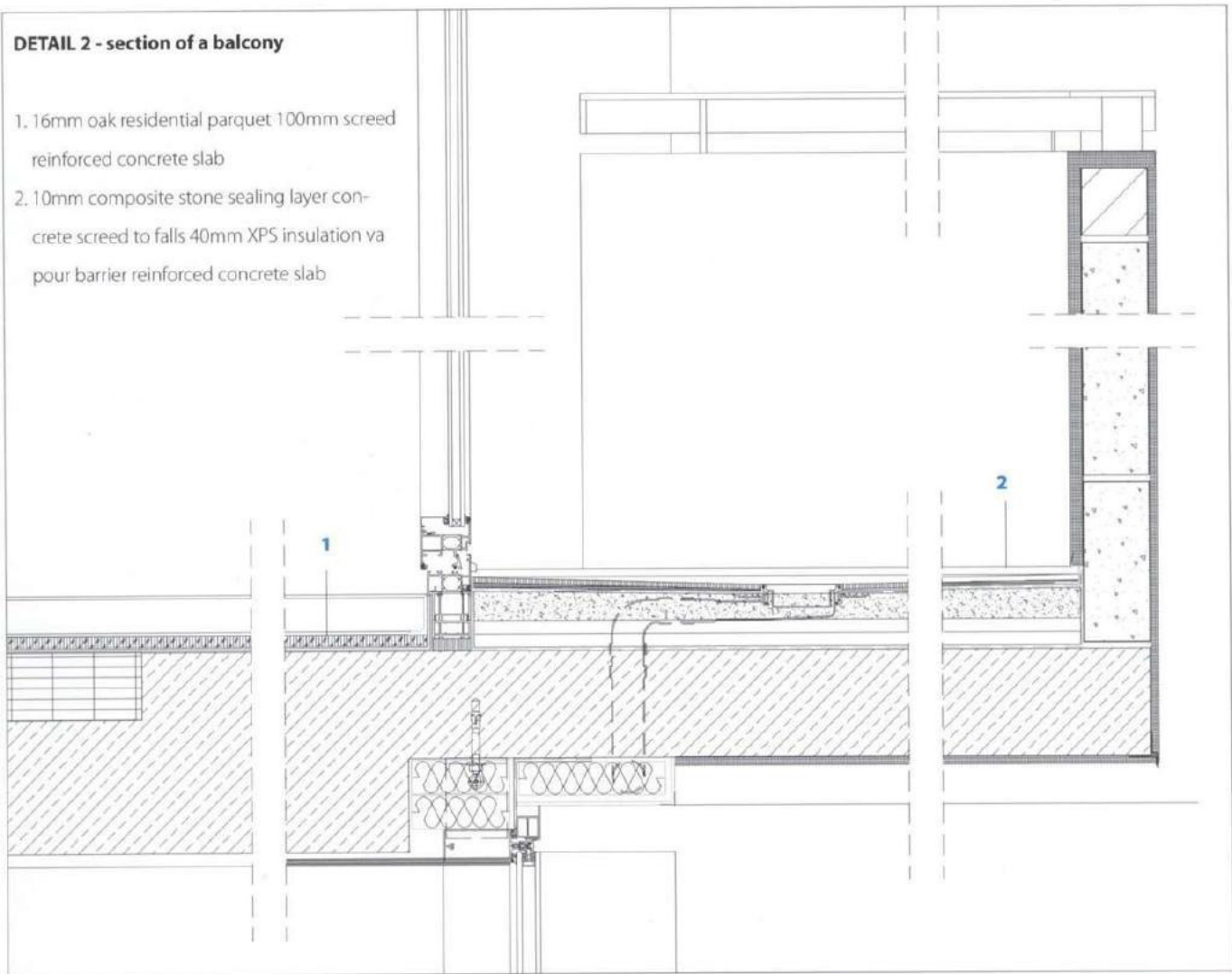
section 2-2

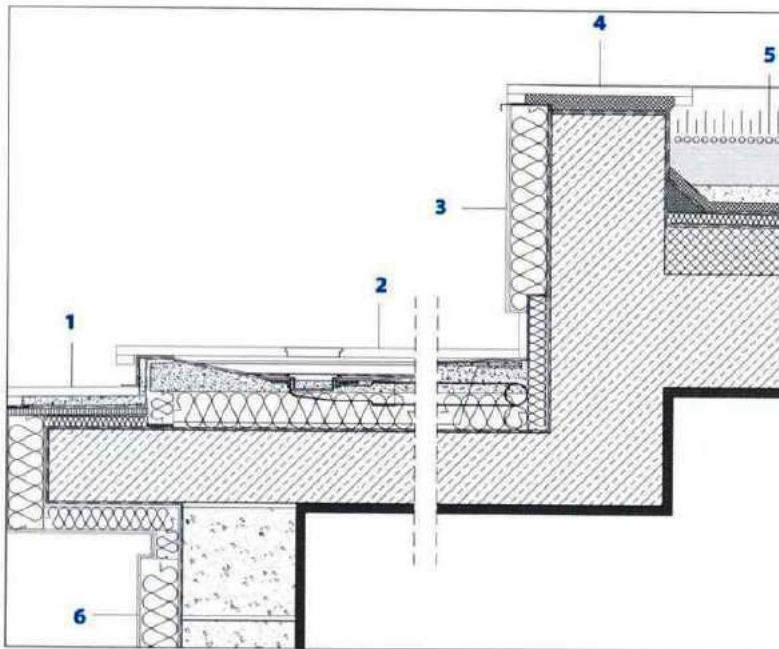




DETAIL 2 - section of a balcony

- 1. 16mm oak residential parquet 100mm screed reinforced concrete slab
- 2. 10mm composite stone sealing layer concrete screed to falls 40mm XPS insulation vapour barrier reinforced concrete slab





DETAIL 3 - joint between plaster boxes

1. 20 mm granite
20 mm screed
sealing layer
15 mm oriented - strand board
30 mm XPS insulation
vapour barrier
reinforced concrete slab
vapour barrier
50 mm EPS insulation
plaster

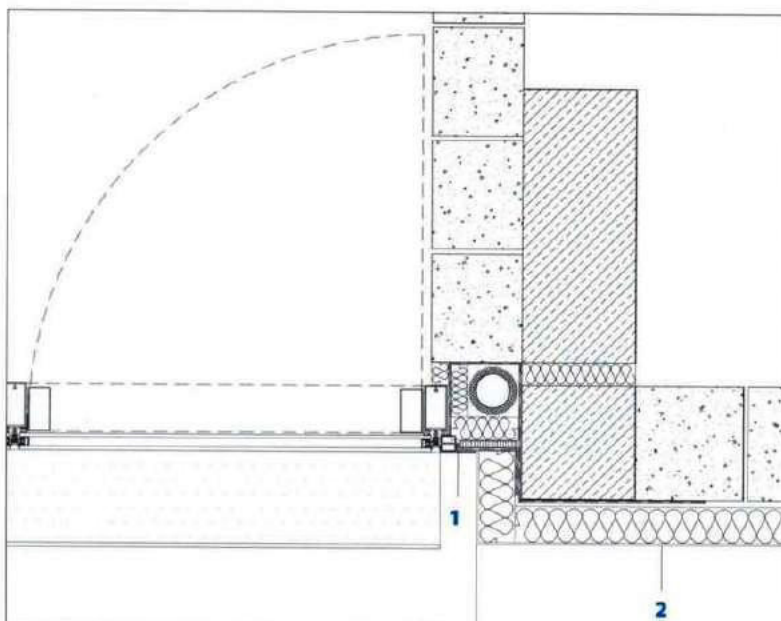
2. 20 mm granite
sealing layer
concrete screed to falls
80 mm XPS insulation
vapour barrier
reinforced concrete slab

3. plaster
80 mm EPS insulation
sealing layer
vapour barrier
reinforced concrete

4. 20 mm granite
30 mm screed
sealing layer
vapour barrier
reinforced concrete

5. planting
100 mm gravel
geotextile
drainage
sealing layer
20 mm XPS insulation
vapour barrier
concrete screed
reinforced concrete

6. plaster
80 mm EPS insulation
vapour barrier
porotherm



DETAIL 4 - plan - vertical joint between boxes

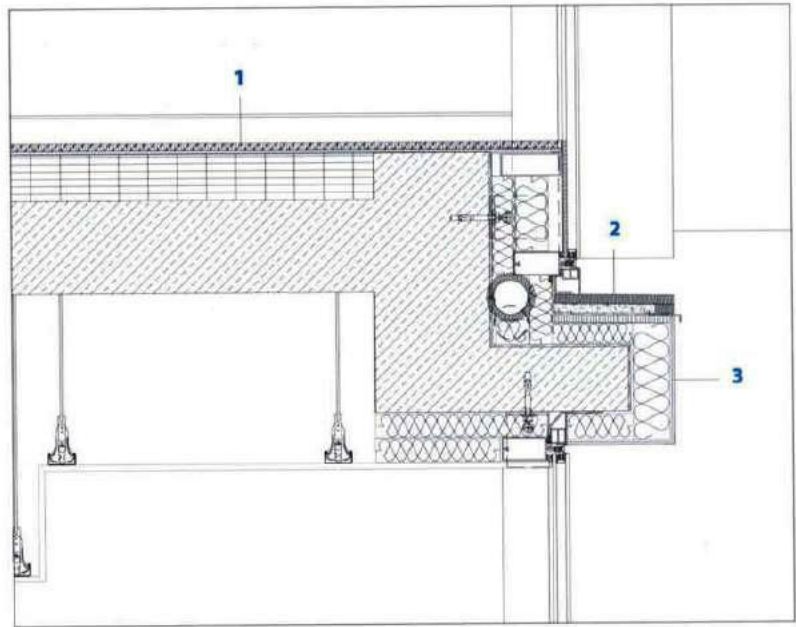
1. 2 mm aluminum sheet
sealing layer
15 mm oriented - strand board
50 mm EPS insulation
110 mm drain
vapour barrier
reinforced concrete

2. plaster
80 mm EPS insulation
vapour barrier
reinforced concrete

horizontal joint between a box and structural glazing

parquet
screed
concrete slab
white
er
oriented - strand board
insulation
rier
concrete
rier
insulation

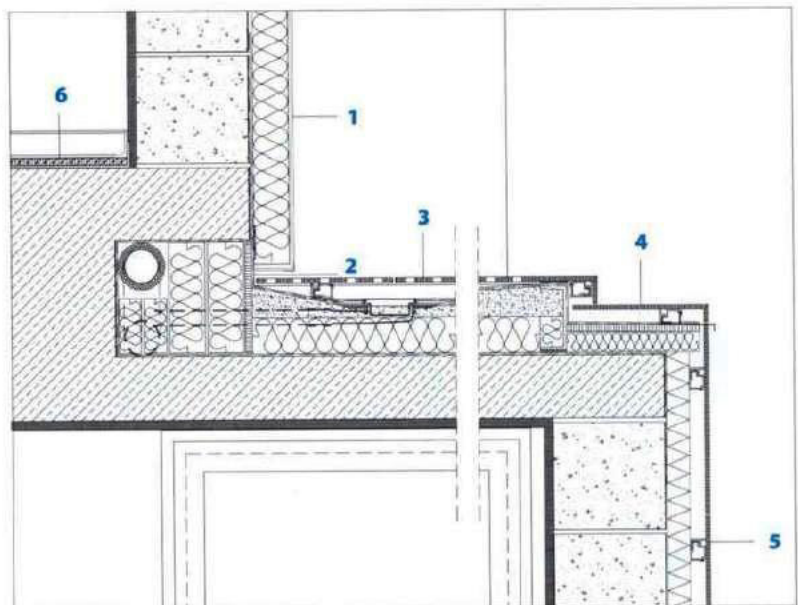
insulation
rier
concrete



section - horizontal between a wooden box and box

bricks
S insulation
rier
er
oriented - strand board
tion
rain
rier
concrete
laminated wood sheeting
ver
screed to falls
PS insulation
rier
concrete slab

4. 10 mm laminated wood sheeting
sealing layer
15 mm oriented - strand board
30 mm XPS insulation
vapour barrier
reinforced concrete slab
5. 10 mm laminated wood sheeting
50 mm mineral - wool insulation
6. 16 mm oak parquet
100 mm screed
reinforced concrete slab



Urbanus

Urban Tulou

PHOTOGRAPHS:

CONTRIBUTED BY URBANUS

The Tulou is a dwelling type unique to the Hakka people and typical of southern Fujian province. It is a communal structure that houses a way of life midway between an urban and a rural existence, which integrates living, storage, shopping, spiritual, and public entertainment in a single building.

In a traditional tulou, the separate units are evenly laid out along its perimeter, like modern slab-style dormitory buildings, but with greater opportunities for social interaction. Although this type is well suited as low-income housing, simply copying the traditional form and style of the tulou would not be an adequate solution for the design of low-income housing in contemporary cities. However, much can be learned from these vernacular buildings that can potentially help to foster community spirit among modern urban dwellers.

Careful experimentation with form and economy can transcend conventional urban housing concepts by introducing a "new tulou" design concept to modern cities. The Urbanus team explored ways to stitch the tulou into the fabric of existing urban environments - with their green areas, overpasses, expressways, and residual land left by development and urbanization. The cost of residual sites is quite low thanks to government incentives, and this is an important factor in developing low-income housing. The close proximity of each tulou building helps insulate the users from the chaos and noise of the outside environment, while creating an intimate and comfortable environment inside.

Implementing the traditional tulou buildings of the Hakka people as a solution for low-income housing is not only an academic issue but an important social issue, as the living conditions of the poor gains public attention. Moreover, the aftermath of a powerful earthquake in 1940 revealed that tulou of the round variety were notably earthquake-proof.

How can the tulou be effectively adapted to the modern city? Research undertaken by Urbanus involved comprehensive analyses and continuity from theory to practice, examining size, space patterns, and functions of tulou buildings. Injecting new urban elements into these traditional edifices sought to balance the tension between the two paradigms, revealing the feasibility and usefulness of the tulou, and providing practical experience and a deep understanding of a genuinely functional urban form.

Architecture:

Urbanus

Client:

Shenzhen Vanke Real Estate Co., Ltd

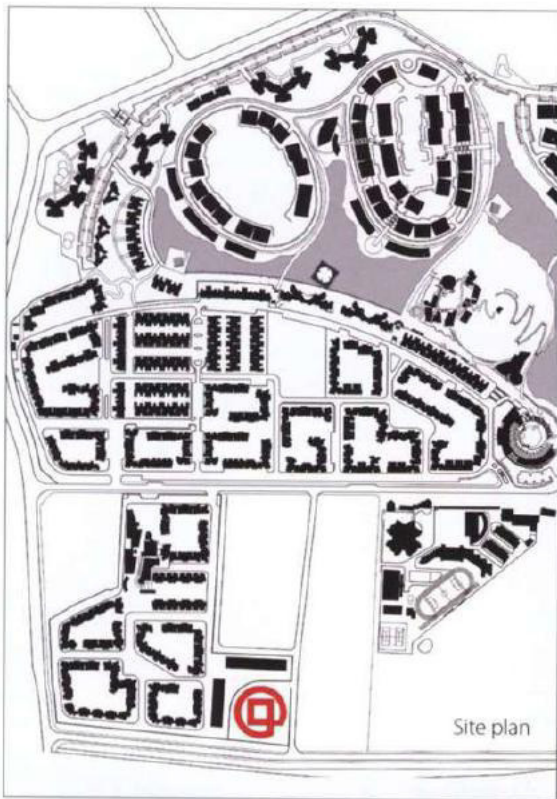
Size:

3,711 sqm (39,994 sqft)

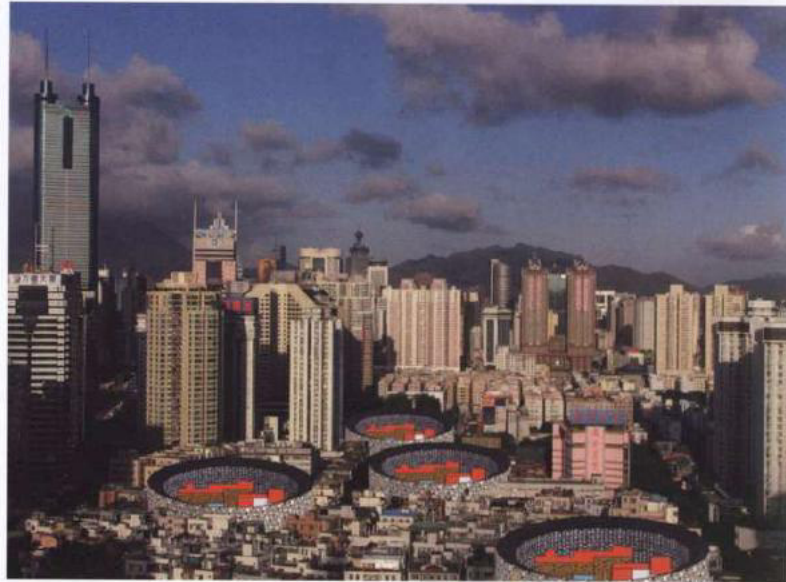
Location:

Guangdong, China

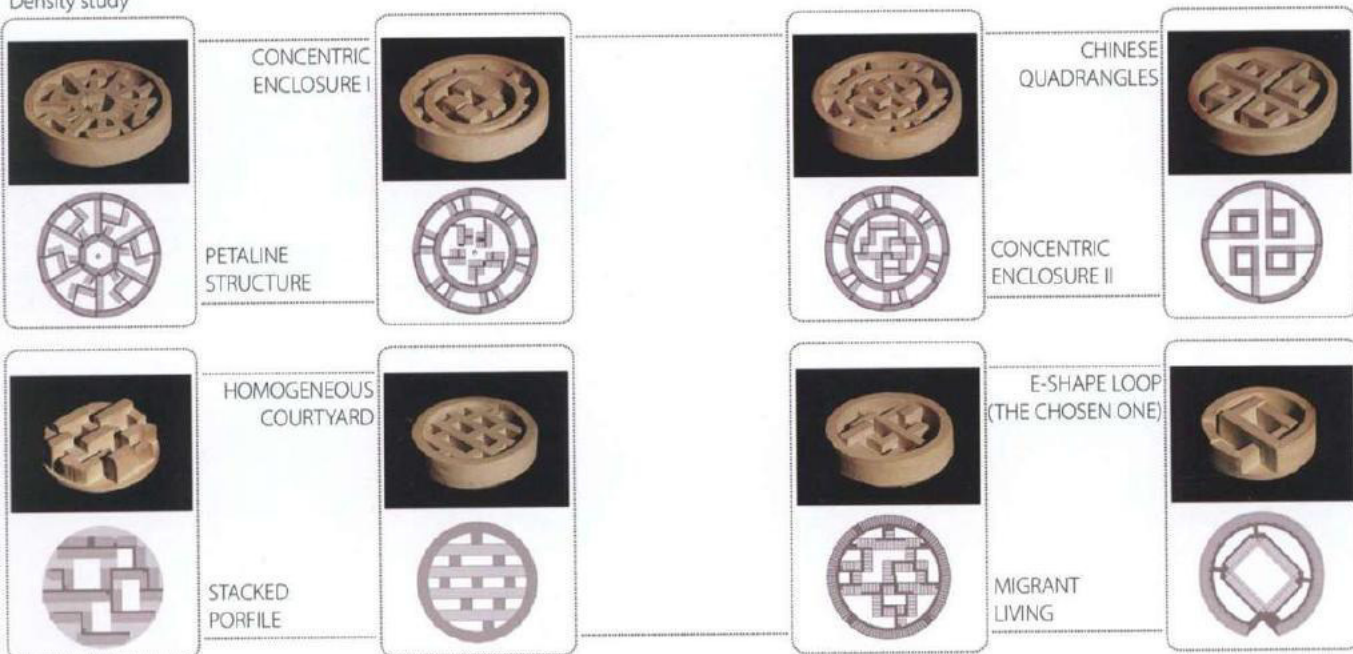


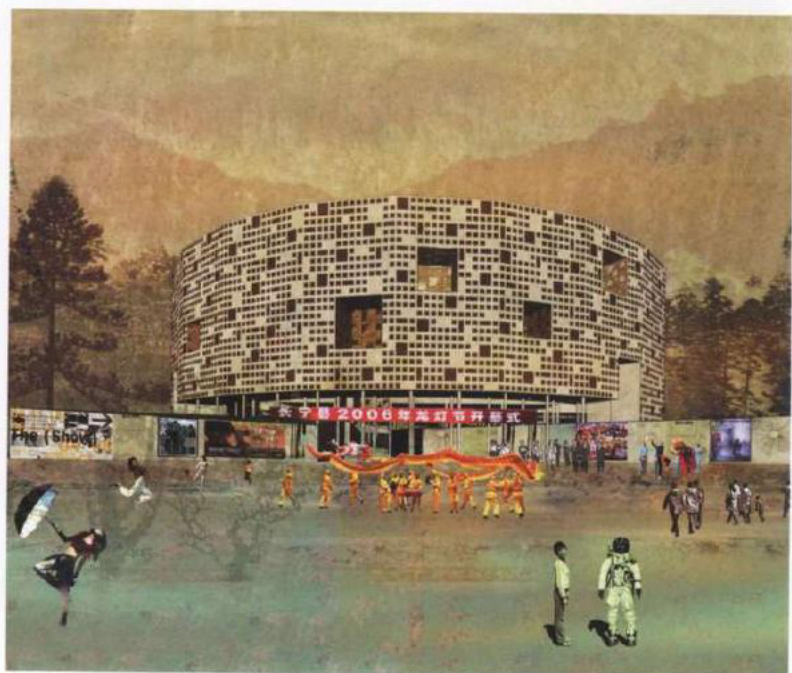
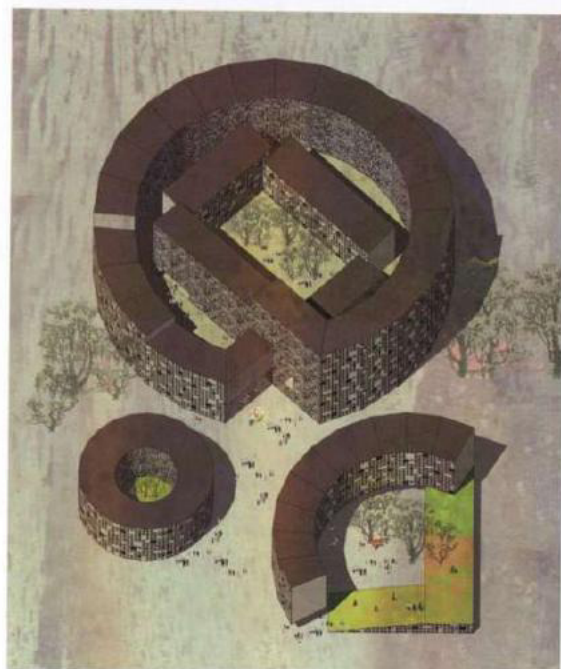
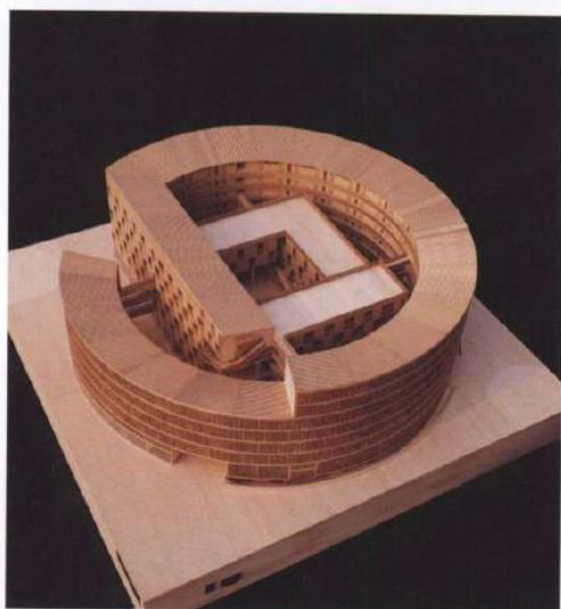
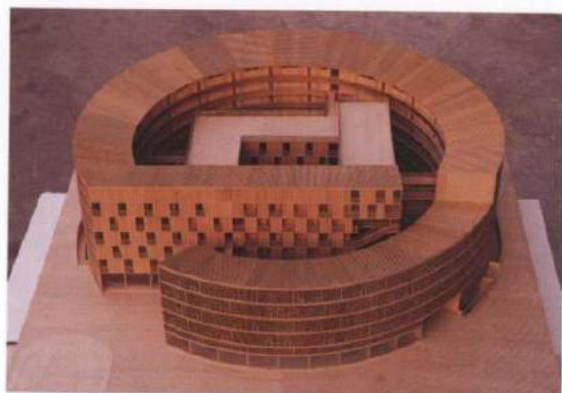


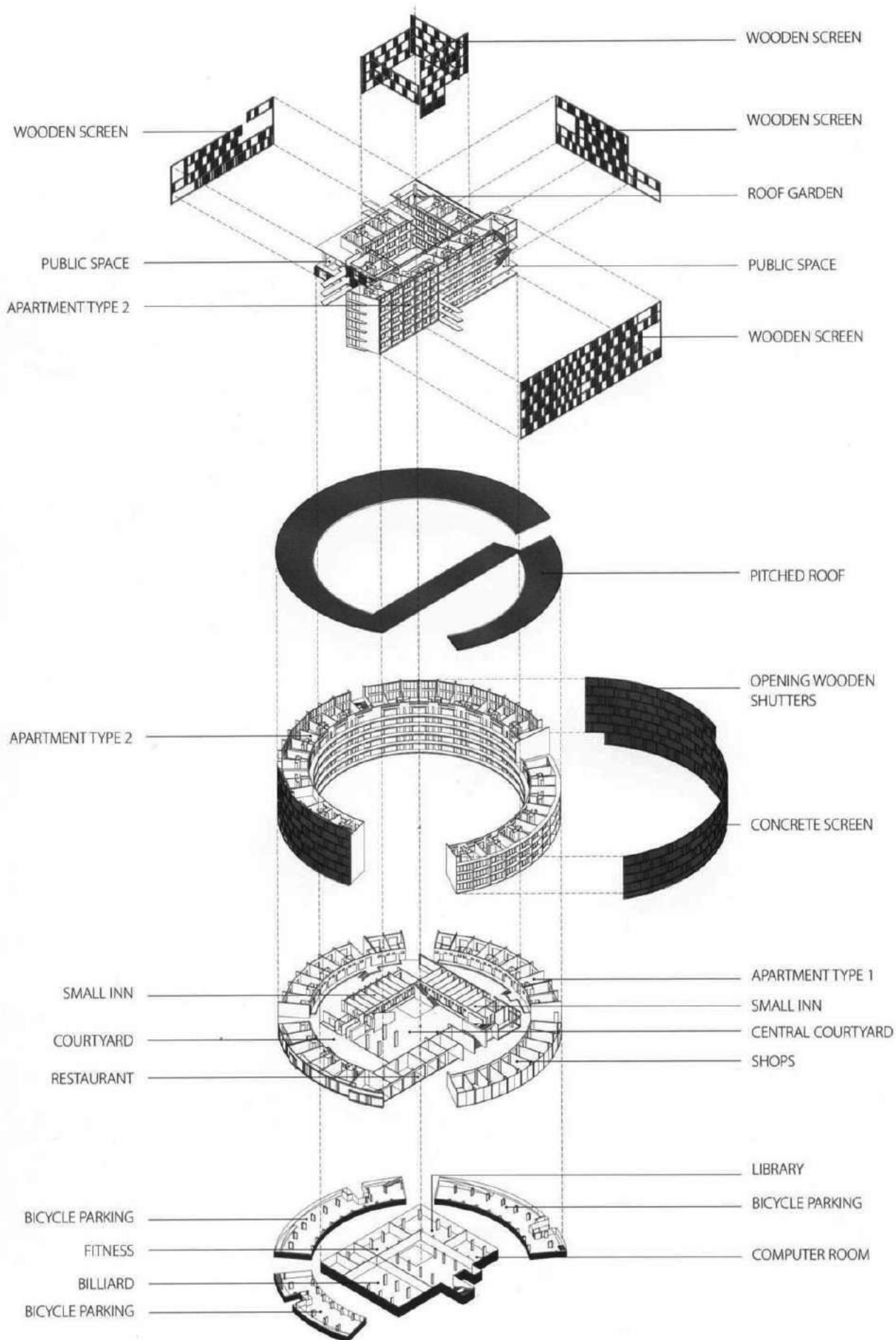
Careful experimentation with form and economy can transcend conventional urban design by re-introducing a "new tulou" to modern cities. The Urbanus team has explored a variety of ways to stitch the tulou into the fabric of existing urban environments.



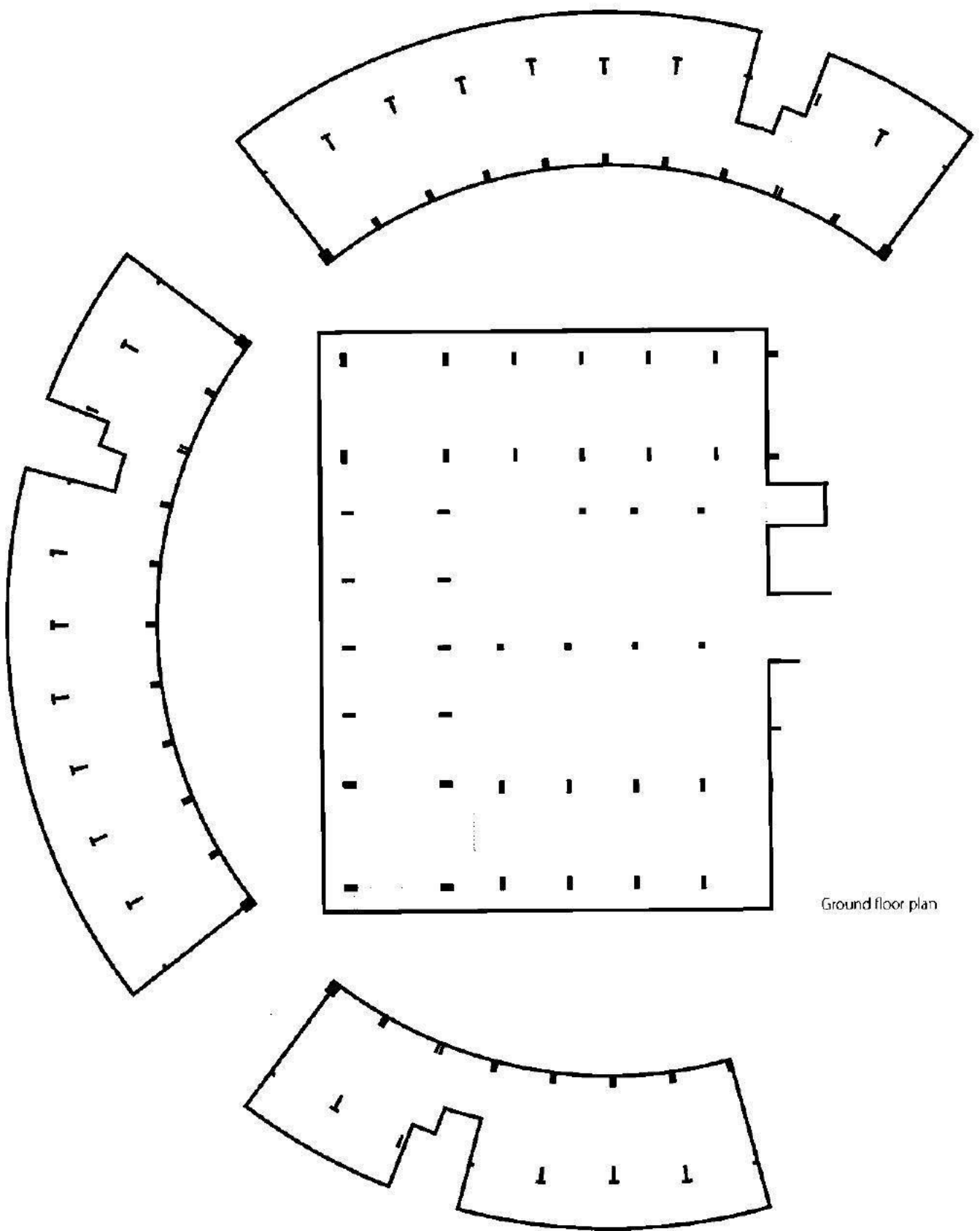
Density study



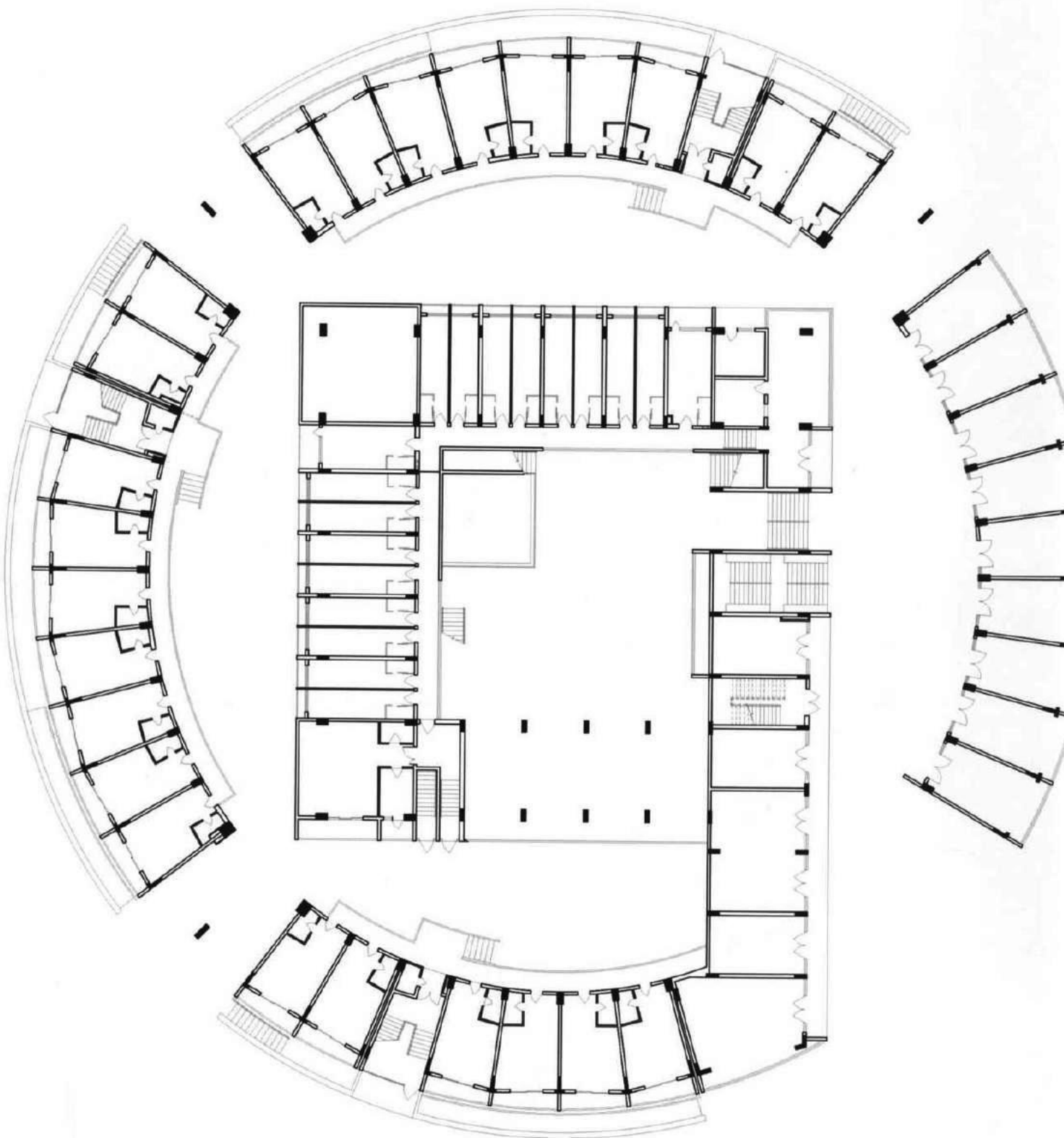




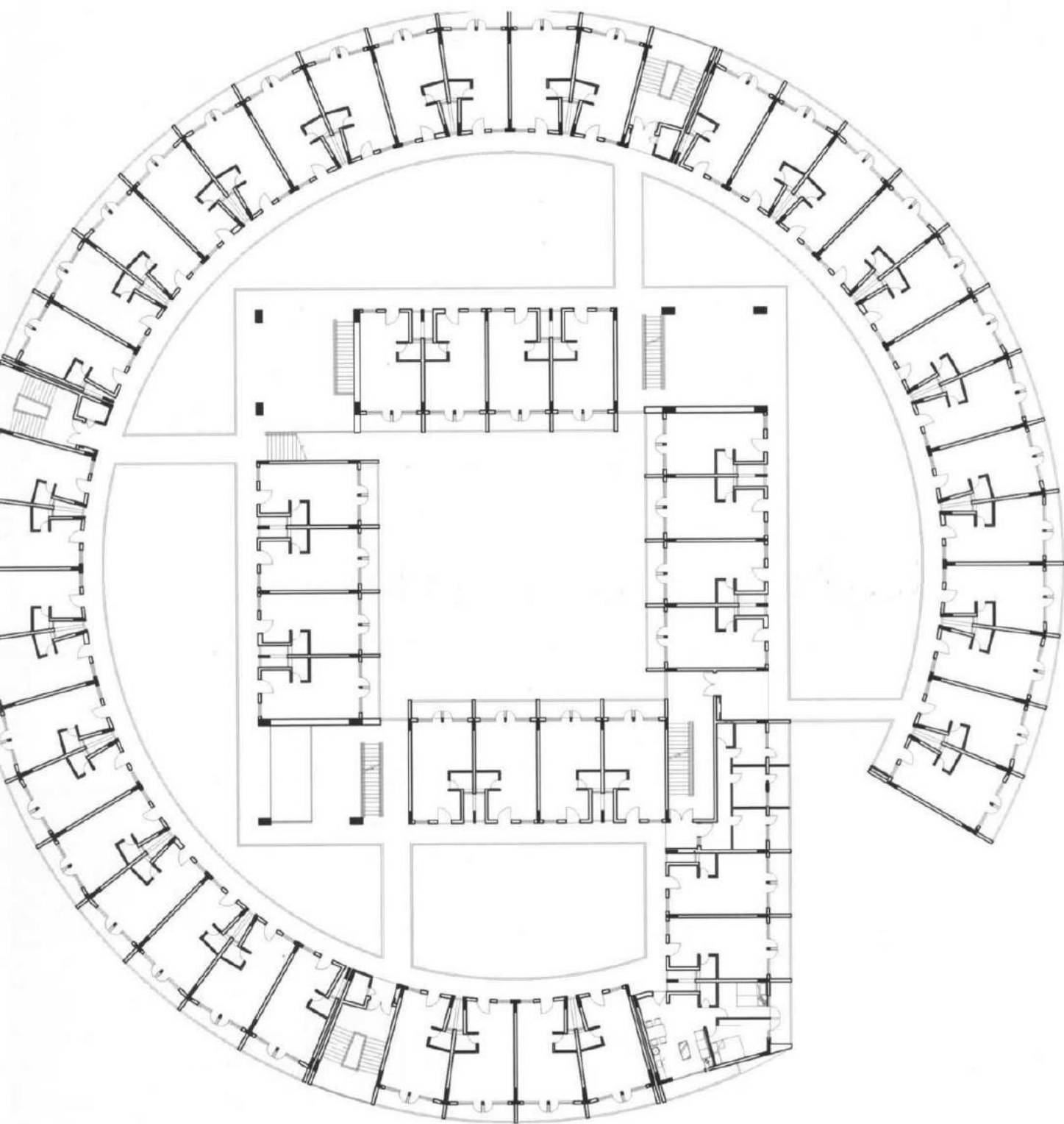




Ground floor plan



1st floor plan

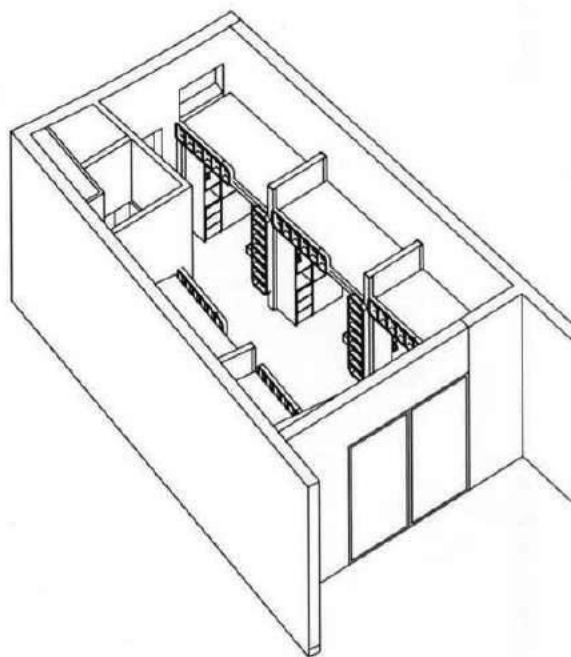
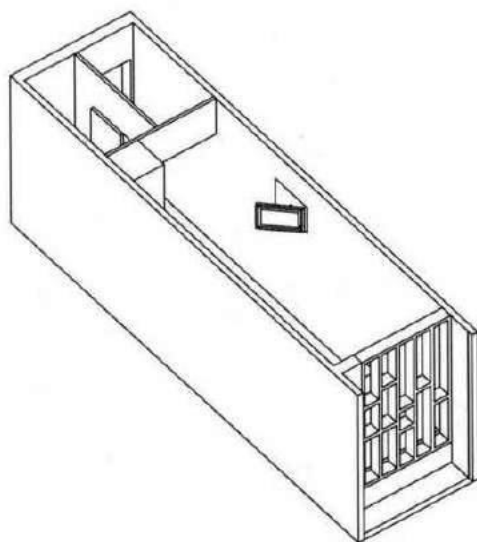
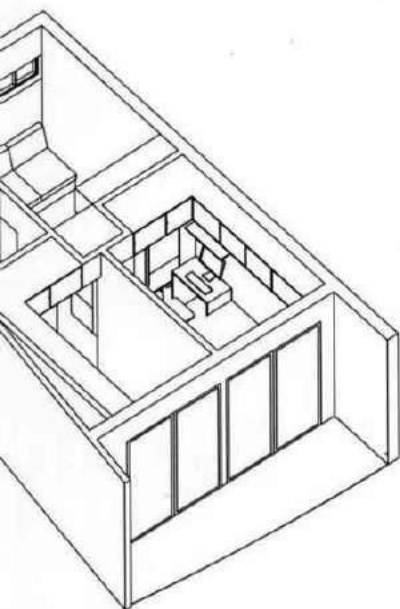
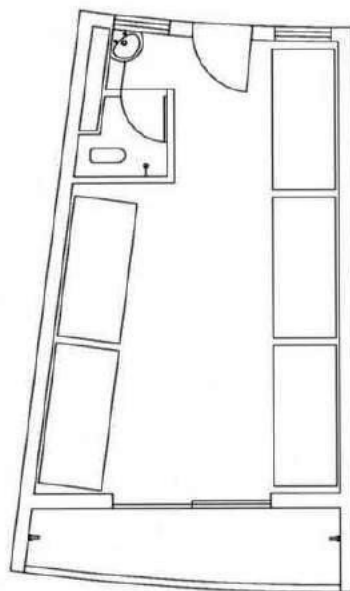
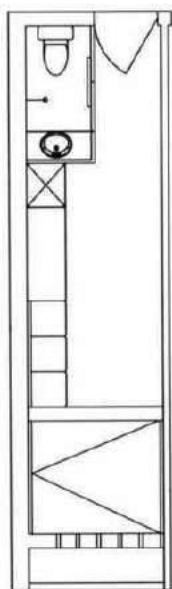
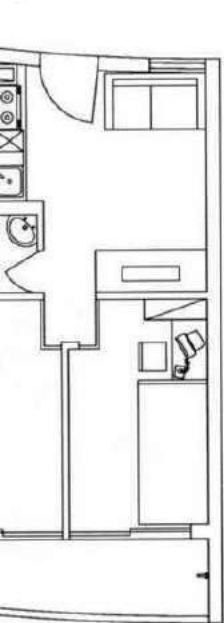


4th floor plan

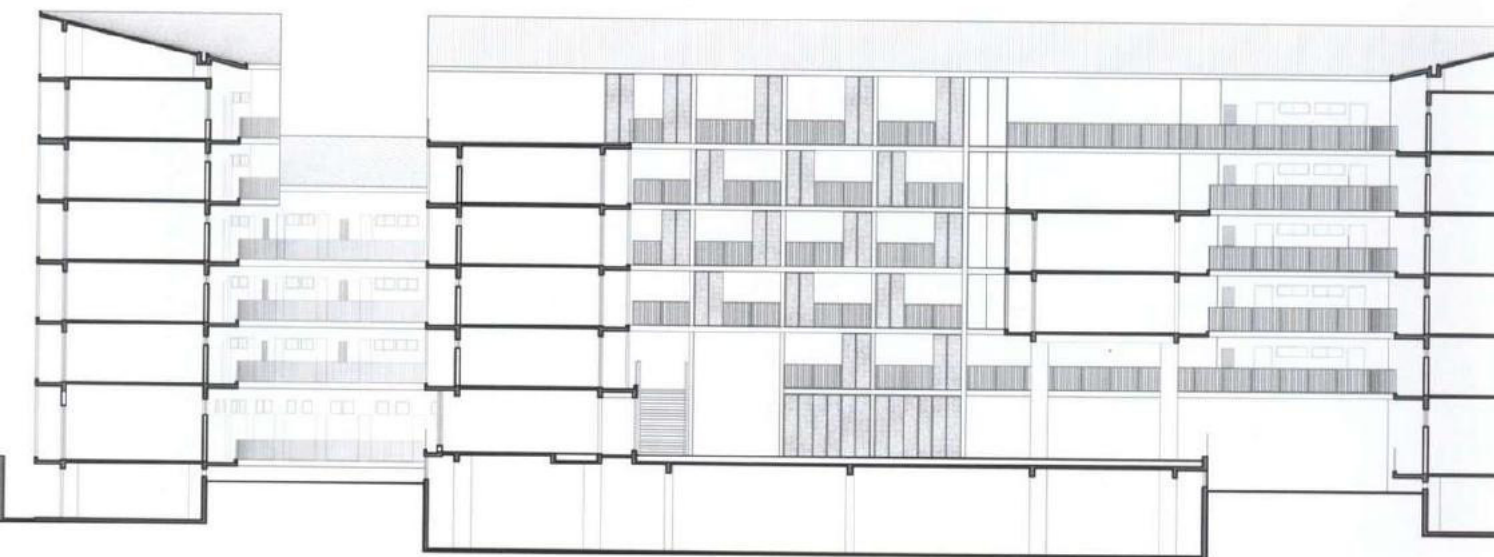


Injecting new urban elements into this traditional typology sought to balance the tension between the two paradigms, revealing the feasibility and usefulness of the tulou, and providing practical experience and a deep understanding of a genuinely functional urban form.





Apartment typologies



North-south section



Though the tulou is well suited for modern housing, copying the vernacular form would be an inadequate solution in contemporary cities. However, much can be learned from this traditional typology: besides being structurally safe they may help to foster community spirit among modern urban dwellers.



Teeple Architects

60 Richmond Housing Co-Operative

PHOTOGRAPHS:
SHAI GIL PHOTOGRAPHY

The client program – a housing co-op for hospitality workers that would be economical to build and maintain – was a key inspiration for this design, which incorporates social spaces dedicated to food and its production. The result is a small-scale, but nevertheless full-cycle ecosystem described as “urban permaculture”; the resident-owned and operated restaurant and training kitchen on the ground floor is supplied with vegetables, fruit and herbs grown on the sixth floor terrace. The kitchen garden is irrigated by storm water from the roofs. Organic waste generated by the kitchens serves as compost for the garden. Unlike the myriad of glass condominiums towers that populate the downtown landscape, 60 Richmond was conceived as a solid mass that was carved-into to create openings and terraces at various levels. The deconstructed volume creates interlocking and contrasting spaces stepping out and back from the street. This visually dynamic solution was instrumental in achieving several key objectives: creating the kitchen garden, drawing light into the building interior and providing outdoor green space. The garden terraces created in this process also help cool and cleanse the air thus limiting the heat island effect in the urban core.

The client's requirement for low maintenance costs also inspired many of the design and sustainable innovations. Durable materials were combined with energy saving strategies such as insulated fiber cement panel cladding, high performance windows, a sophisticated mechanical system, heat recovery, as well as drain water heat recovery from the common laundry facilities. A reduced carbon footprint is further achieved with a low maintenance green roof and rainwater collection for the terrace gardens.

With 60 Richmond, Teeple Architects sought to create an innovative, sculptural spatial composition in a manner that defines and animates a dynamic public realm. The result is a building that wraps around its corner site while it is simultaneously perforated by a courtyard that reaches outward to the street, connecting this semi-public outdoor amenity space to the public space of the city. This solution creates outdoor amenity spaces including the 6th floor garden and also provides daylighting to both residential units and hallways.

Architecture:

Teeple Architects

Project Team:

Stephen Teeple, Chris Radigan,
Richard Lai, William Elsworthy

Client:

Toronto Community Housing

Completion date:

March 2010

Awards:

Ontario Association of Architects Design
Excellence, LEED Gold Certification

Location:

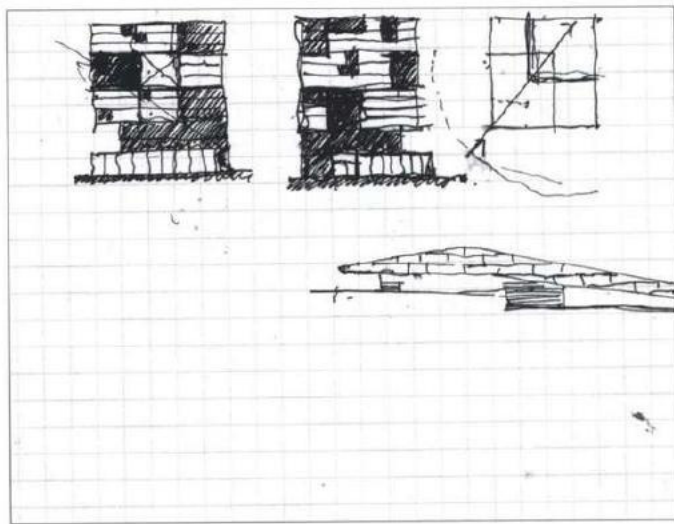
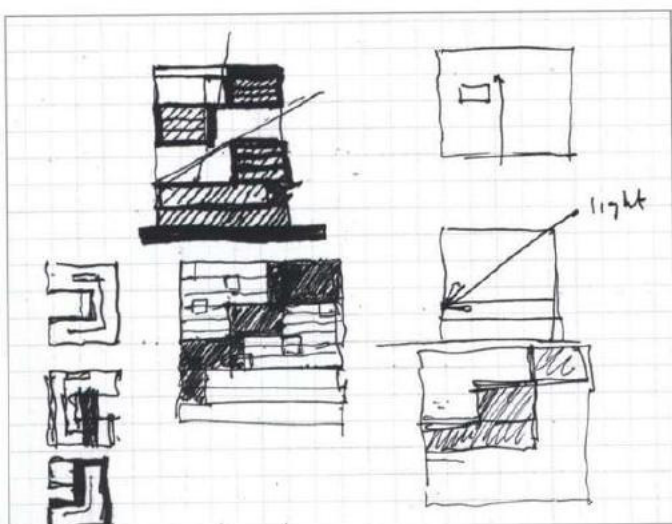
Toronto, Canada



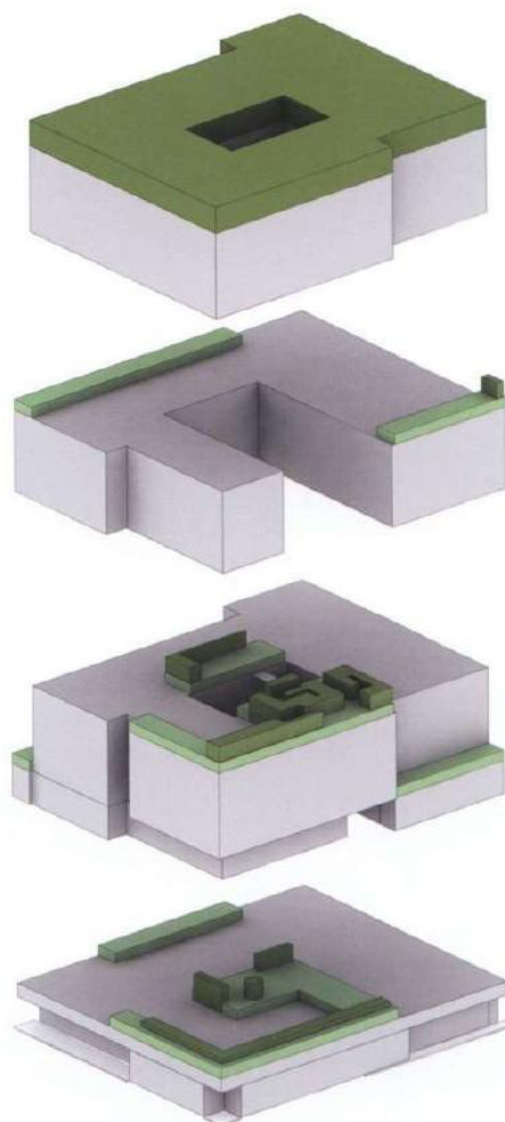


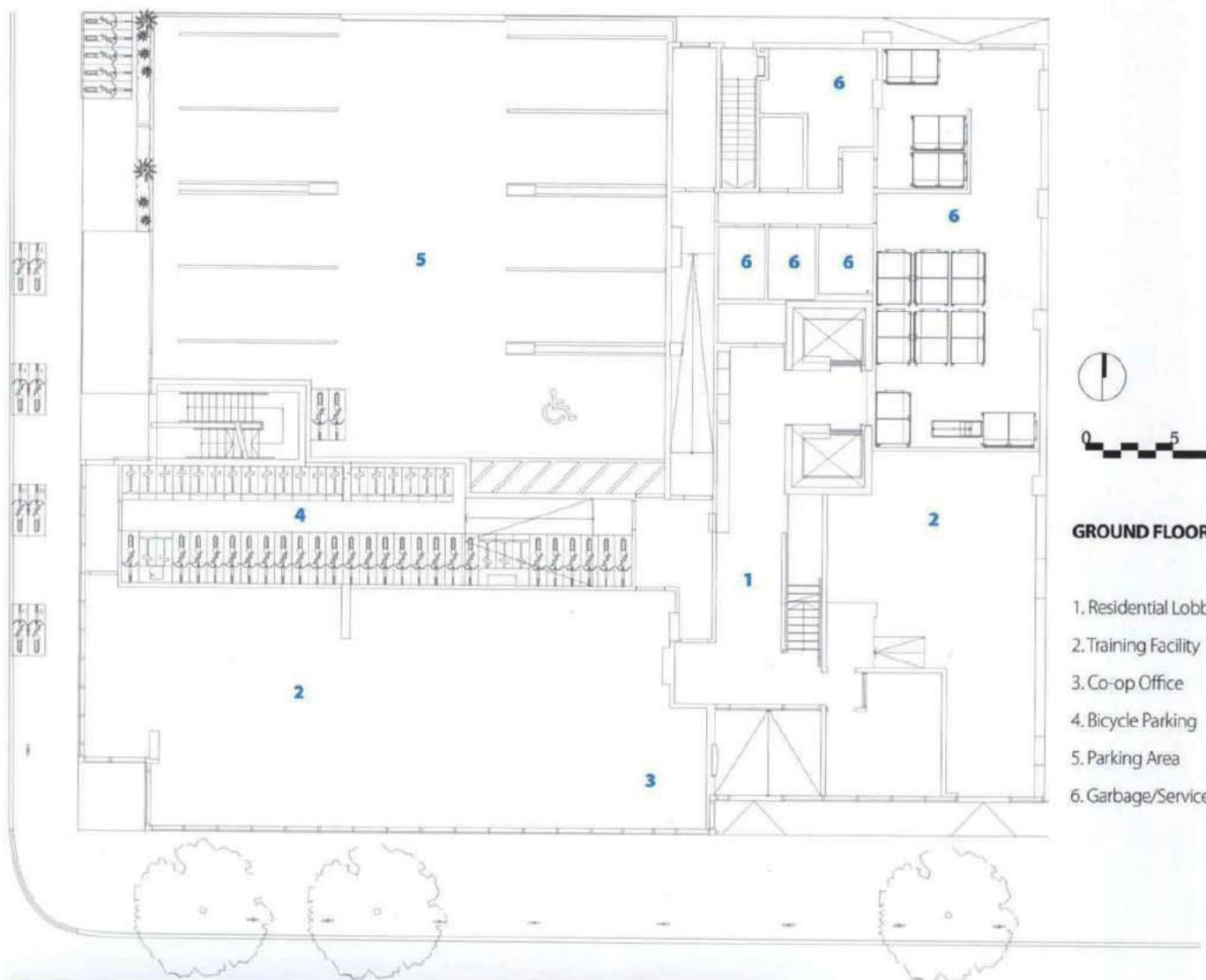
60 Richmond is a dynamic urban form that brings a green environment into the city without dismantling the urban form. It provides an excellent example of 'urban permaculture'.





Further sustainable technologies implemented include drain-water heat recovery from the common laundry facilities, rainwater collection for irrigation of gardens and a low-maintenance green roof.



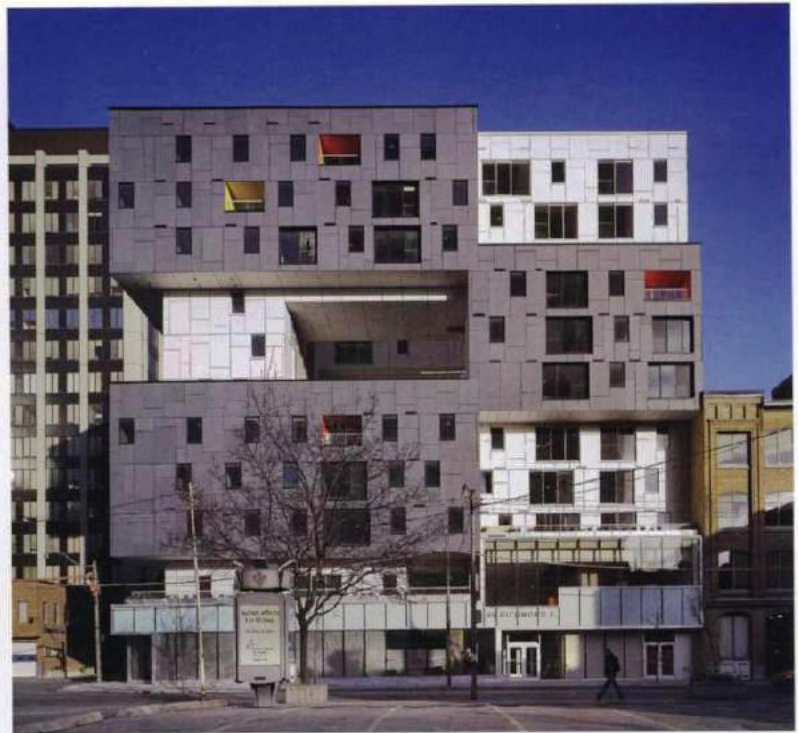


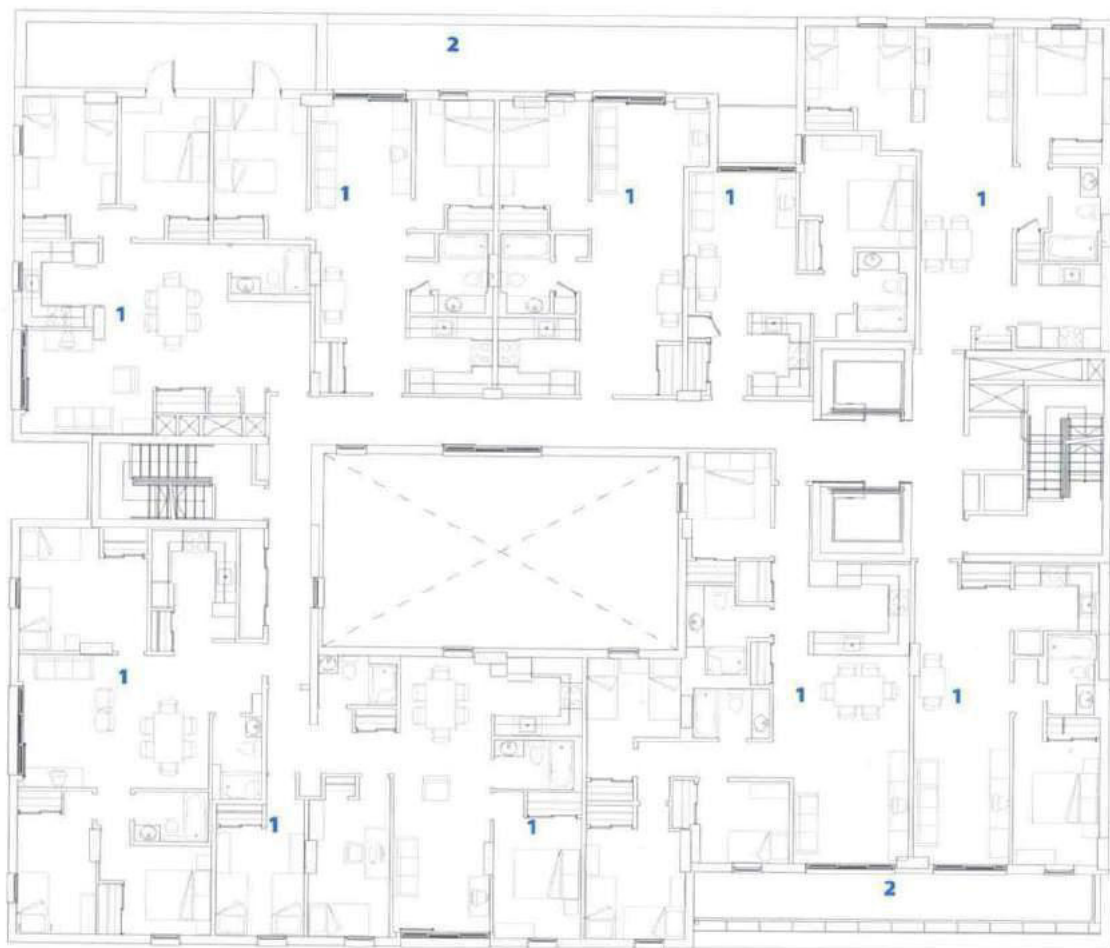
Unlike other residential building types, the entire structure is wrapped in a highly insulated cladding that eliminates all thermal bridging.



SECOND FLOOR PLAN

- 1. Residential Unit
- 2. Indoor Amenity Space
- 3. Outdoor Amenity Space
- 4. Private Terraces
- 5. Laundry Room

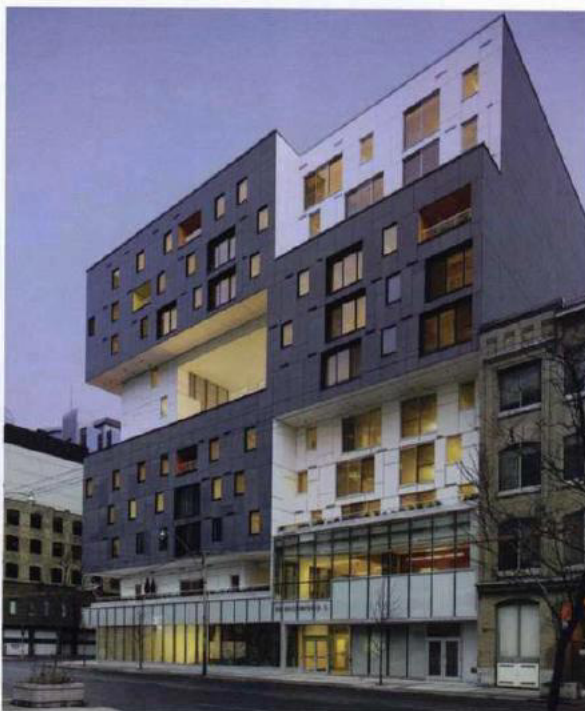




3rd - 5th FLOOR PLAN

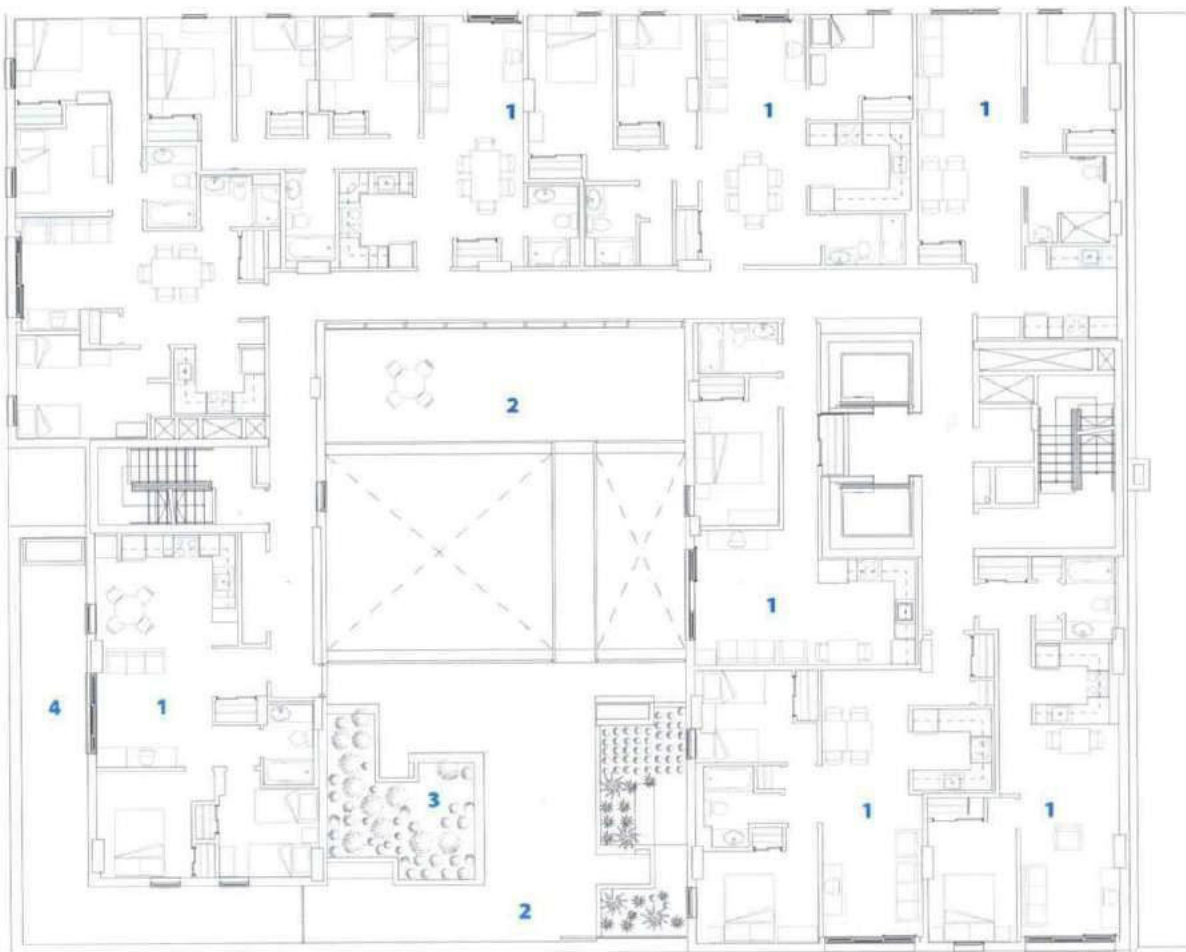
1. Residential Unit

2. Private Terraces



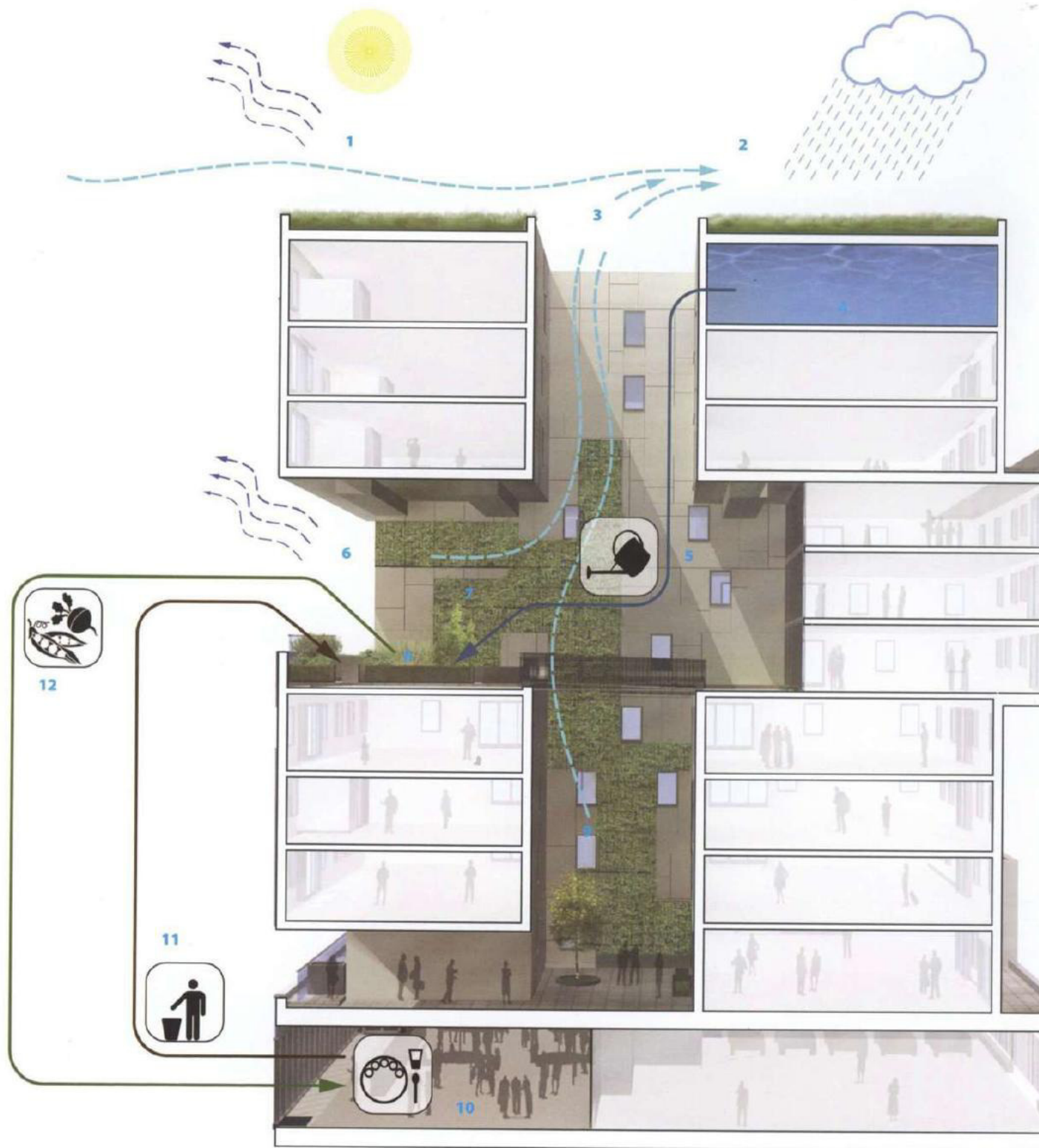
FLOOR PLANS

ential Unit
Terraces
ns
Terraces





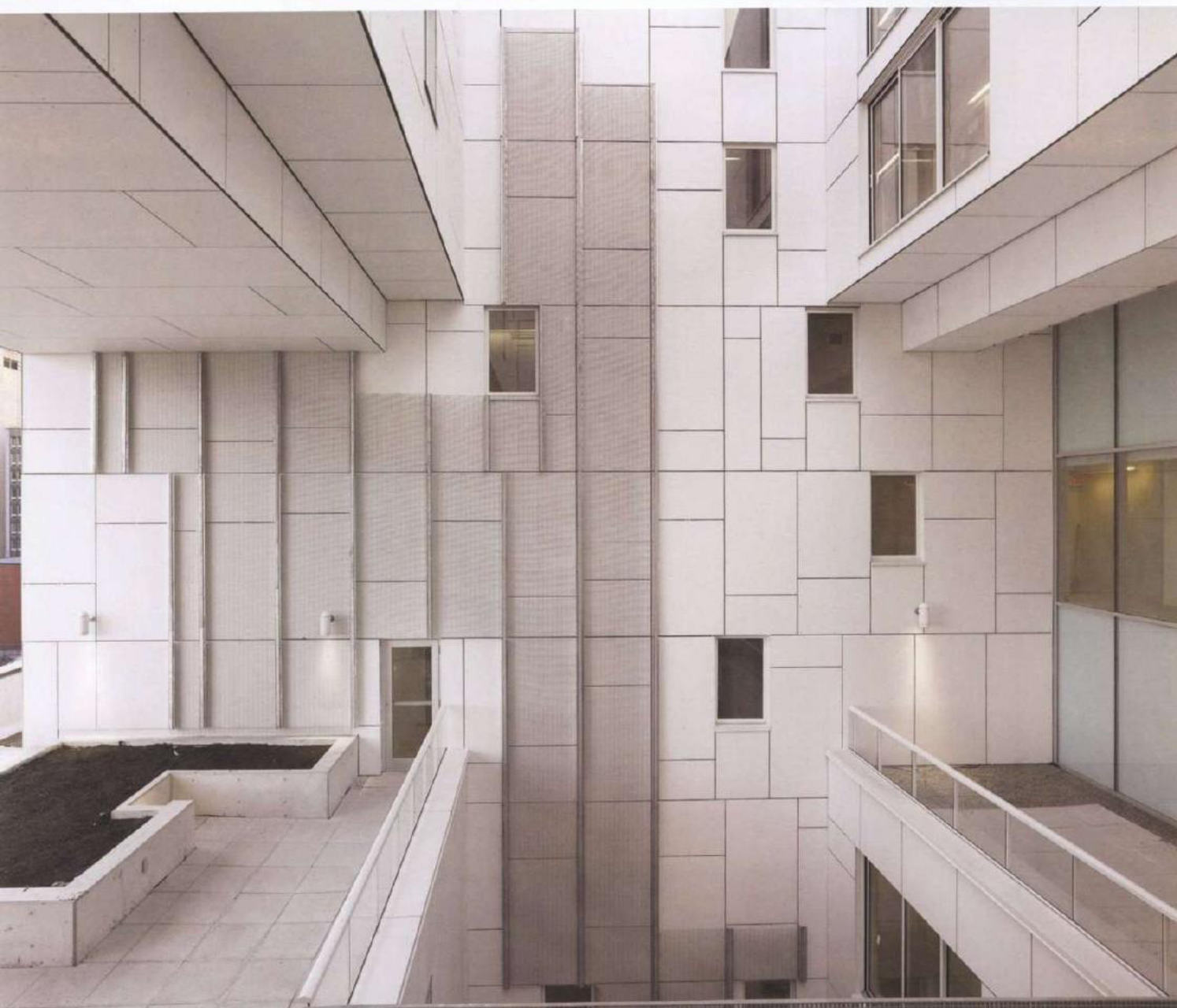
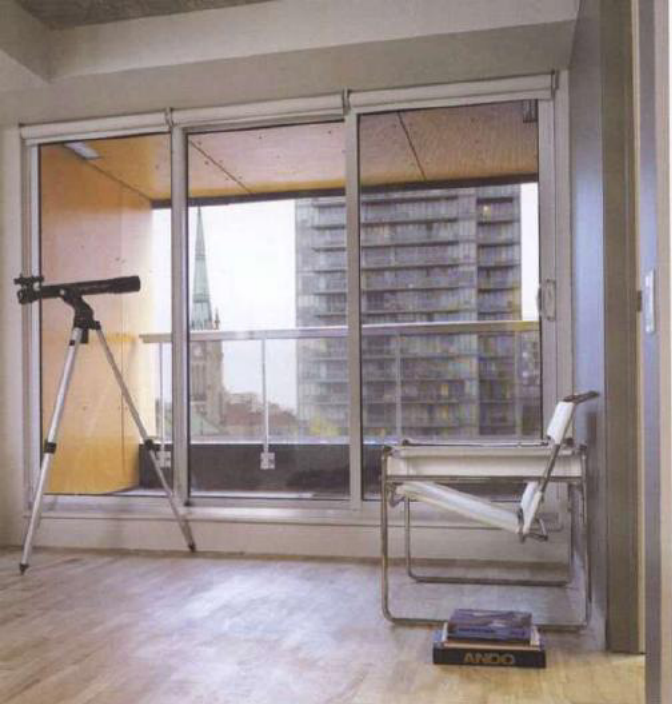




SUSTAINABILITY DIAGRAM

1. EVAPORATIVE COOLING
2. GREEN ROOFS (RAIN WATER RETENTION)
3. PASSIVE VENTILATION
4. CISTERN
5. IRRIGATION

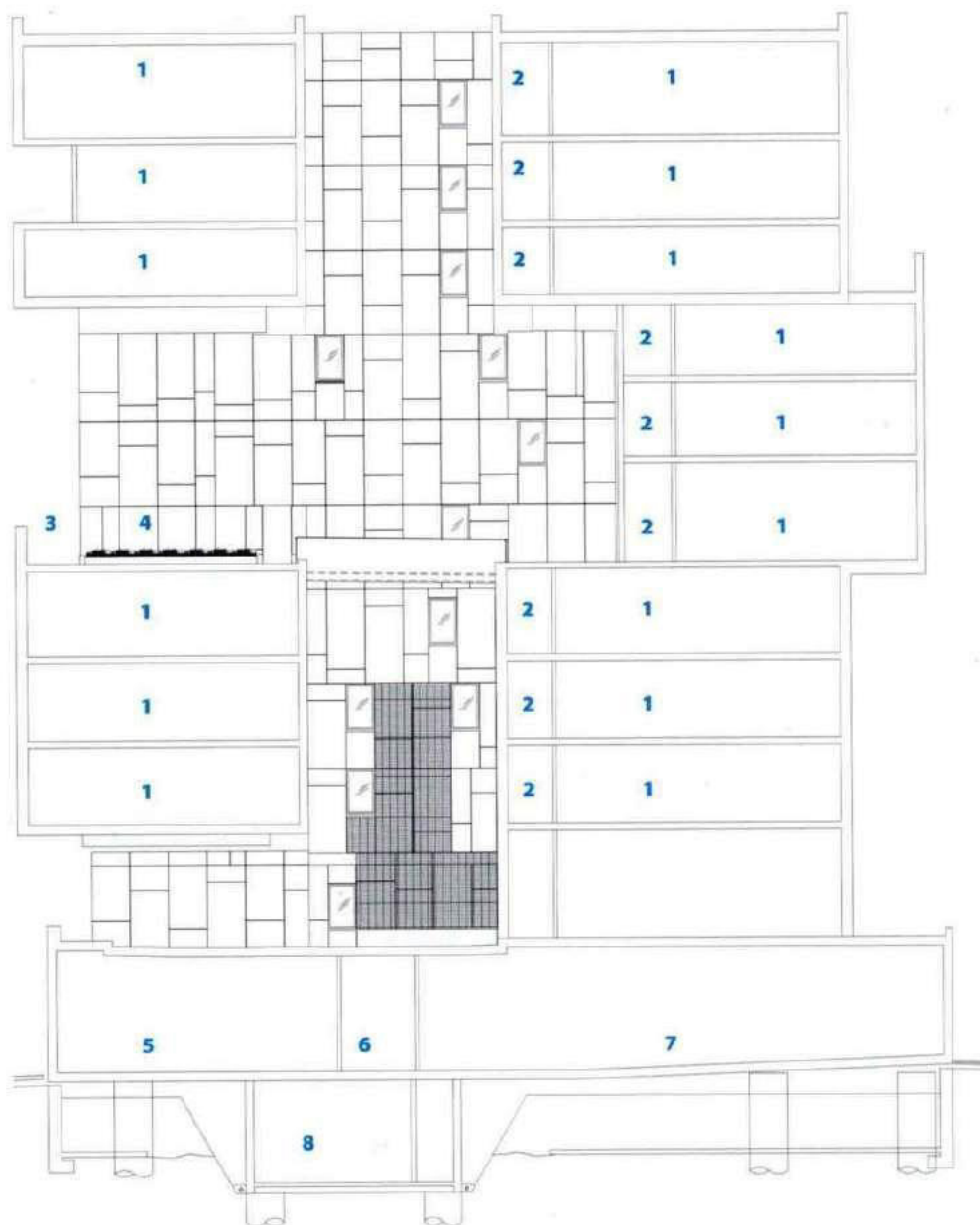
6. EVAPORATIVE COOLING
7. GROW-WALL
8. GARDEN
9. PASSIVE VENTILATION
10. RESTAURANT
11. COMPOST
12. PRODUCE





CROSS-SECTION

1. Residential Unit
2. Public Corridor
3. Public Terrace
4. Gardens
5. Training Facility
6. Bicycle Parking
7. Parking
8. Service Space



Hawkins\Brown

Outlook Buildings

PHOTOGRAPHS:

KEITH COLLIE

This residential development is located in Shoeburyness, a small seaside town located at the mouth of the Thames Estuary in South East England. Shoeburyness was an army town until the 1980s and the ex-garrison land is now part of a major regeneration program being implemented by Southend-on-Sea Council.

The shoreline location and coastal views were a determining factor in the design of the scheme, along with the consideration to provide sunlight in all the primary habitable rooms. The inclusion of outside space within the blocks remained a constant consideration throughout the development of the scheme. The ability to connect to the external environment from within the buildings was a priority. The intention was to create a permeable development of 'outlook buildings', which would not present a barrier between the shoreline and the development inland. The approach from inland reveals a family of four contemporary buildings with castellated profile, with glimpses of a band of sea between them. The obstruction of cars is avoided by locating parking facilities within the blocks. Footpaths and landscaped areas lead pedestrians through the development and along the shoreline.

Although the form of the blocks differs dramatically from the neighboring pitched roof houses, every effort has been made to anchor the blocks in their context. The materials – timber cladding and brick – have been chosen to reflect a human scale in their proportions and modules. The 2.2 m (7 ft) plinths that the blocks are positioned on and the stair and lift shafts are made of the same brick as the neighboring houses.

The relationship to the sea is crucial in the scheme and has influenced the composition of the development. The line of the waves, the washed up layer of soft debris, the tide markings, the parallel strips of landscaping and walkway all form a strong seductive pattern which is transferred to the brick plinths upon which the buildings sit. The vertical pattern of the paneling diverts the eye in a vertical direction to the sky.

The scheme promotes the use of existing public transport links to Central London, with shops, schools and health care facilities within walking distance of the site. Thus reducing the dependency on the private car. The flats are designed in spatial terms to be flexible and adaptable, with a view to the future requirements of occupiers. The design recognizes the demographic shift and life style changes within communities and incorporates large rooftop and balcony spaces, which provide further flexible space.

The architects sought materials which had low environmental impact in terms of extraction, manufacture, use and disposal. All timber specified was to be procured from forestry stewardship council certified sources. Where possible natural and self-finishing materials were chosen in preference to applied finishes.

Architecture:

Hawkins\Brown

Project Architect:

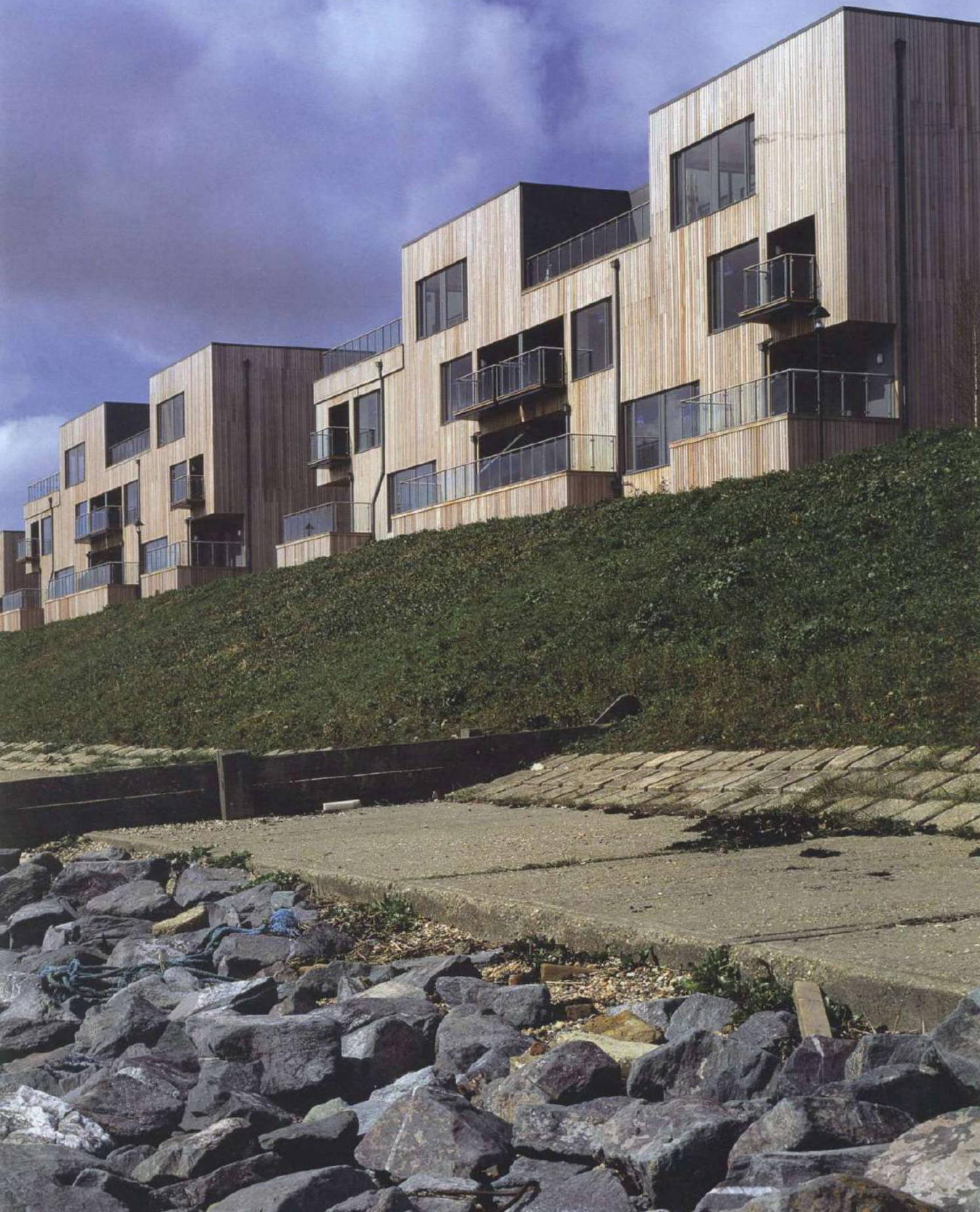
Robin Adamski

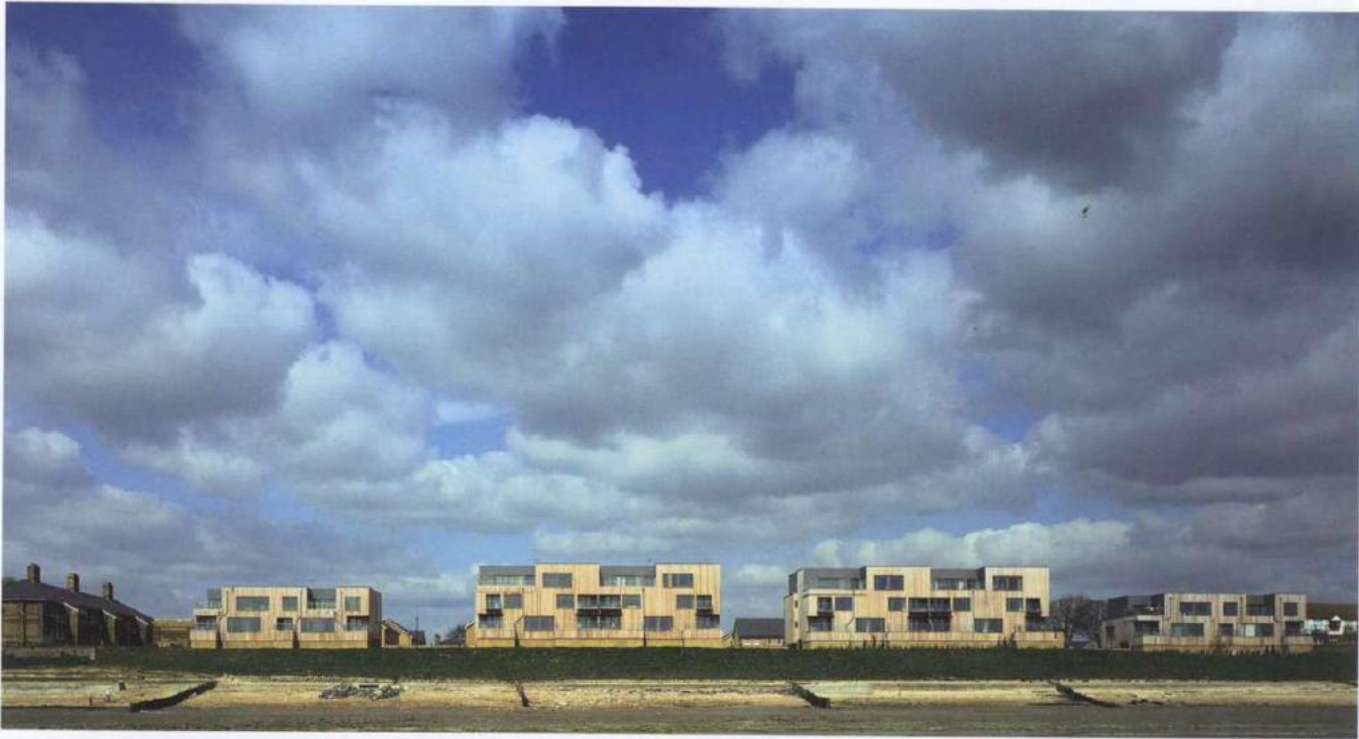
Client:

GladeDale Homes

Location:

Shoeburyness, England





The shoreline location and coastal views were a determining factor in the design of the scheme, along with the consideration to provide sunlight in all the primary habitable rooms.

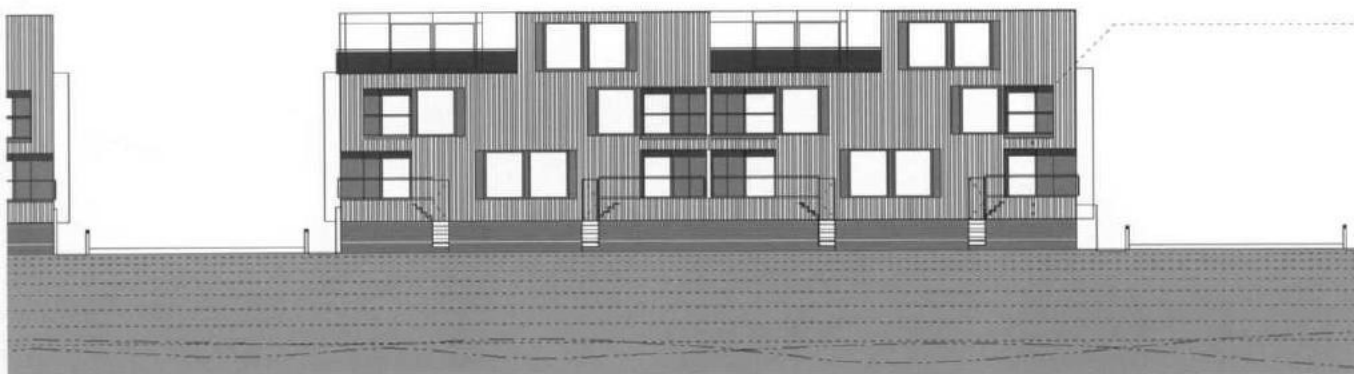




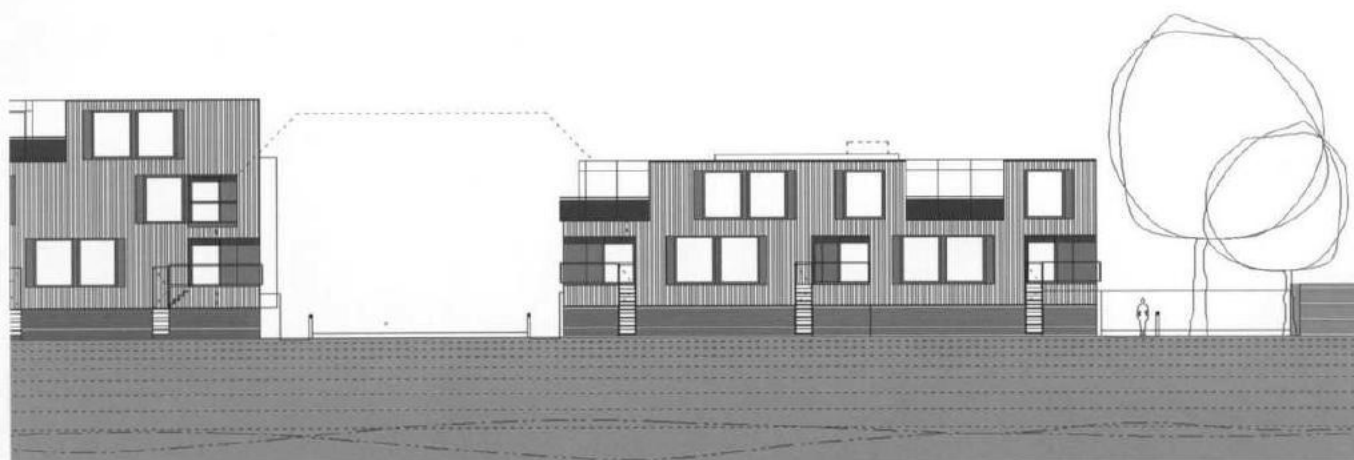
Building 1 elevation



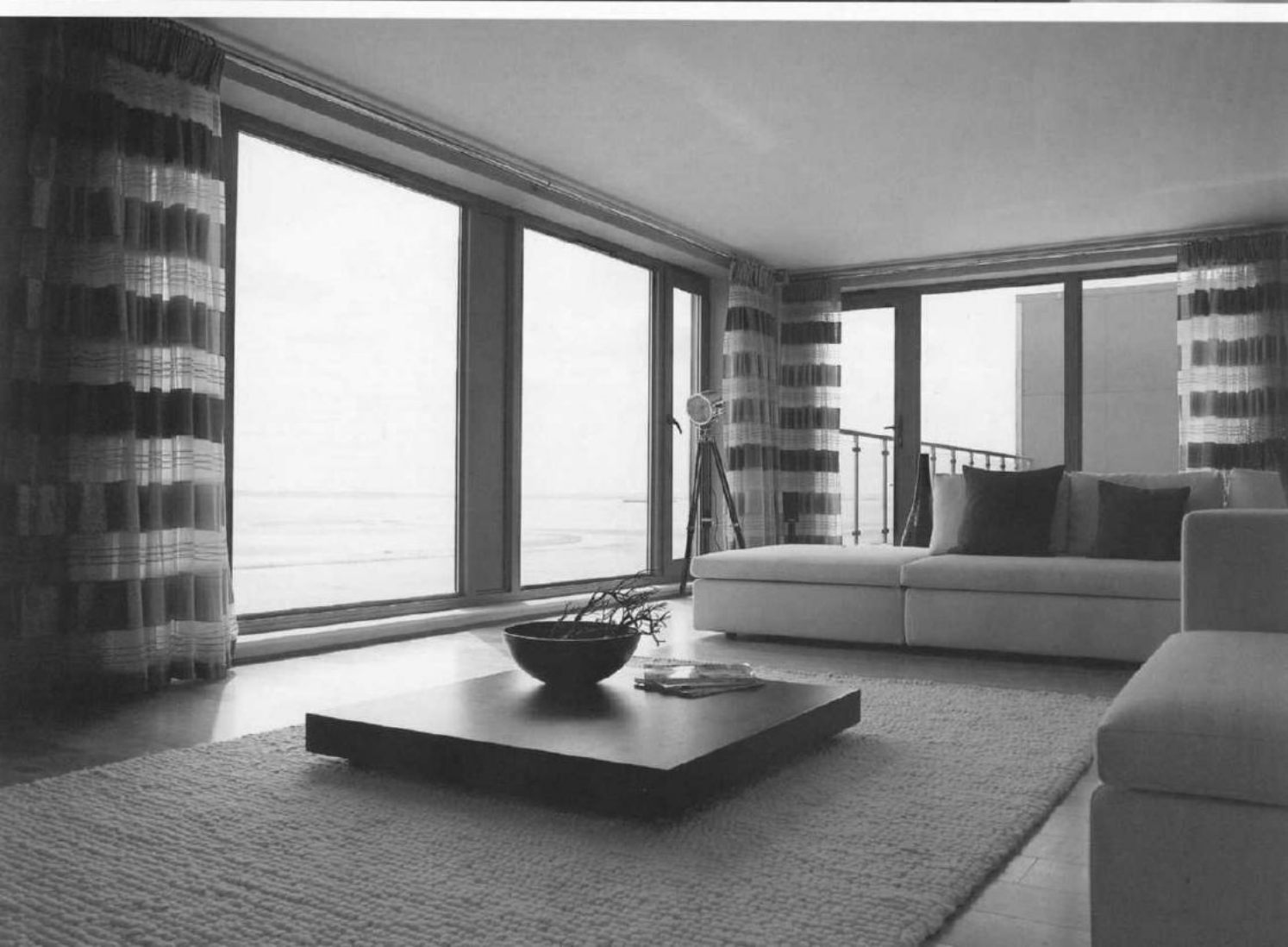
Building 2 elevation

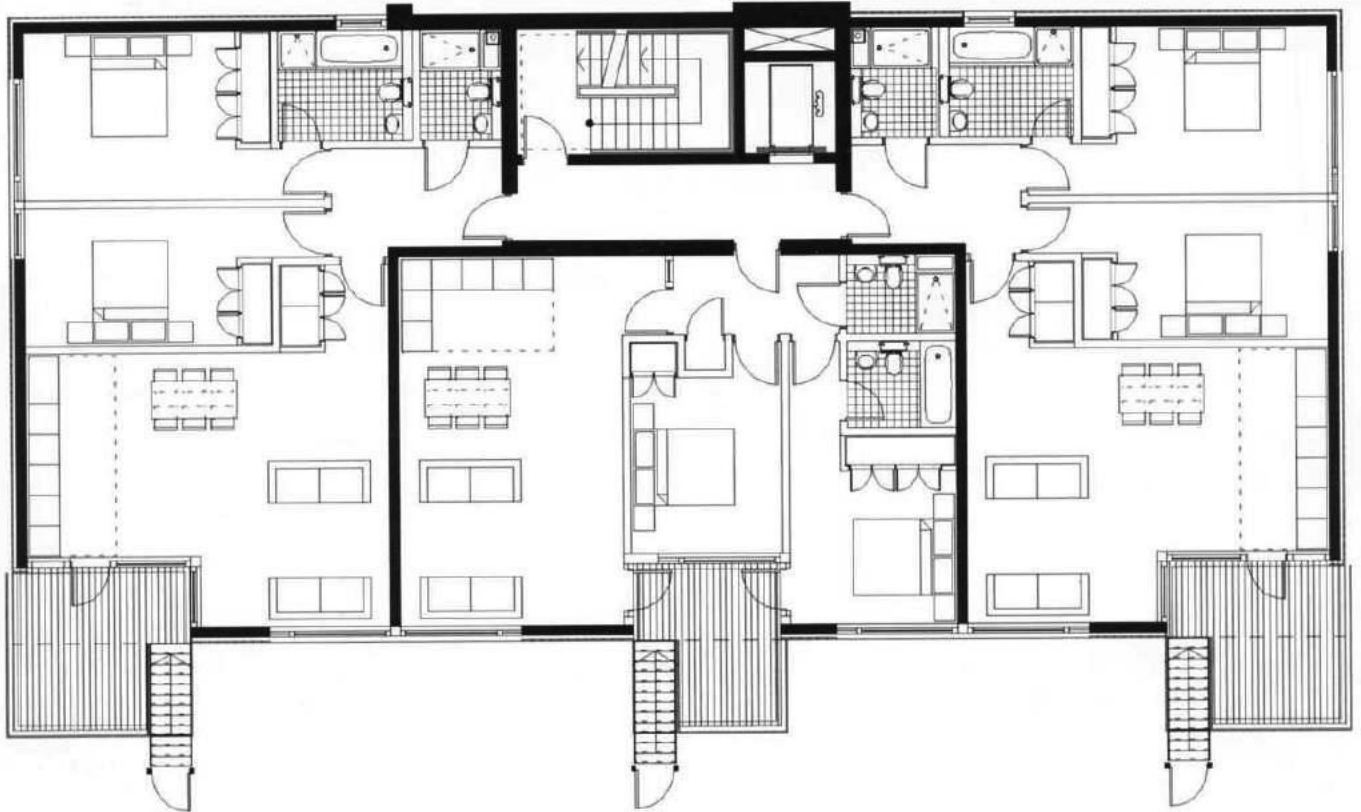


Building 3 elevation



Building 4 elevation





Apartment type 'A'

The intention was to try and balance the design of the building envelope to manage external heat gains, internal heat losses and natural daylight. The design of the buildings attempted to maximize the opportunities for daylight in each habitable room whilst ensuring as much natural ventilation as possible.



Apartment type 'B'





Atelier Thomas Pucher & Bramberger Architects

Jõekaare

In response to the orientation, visual lines and acoustic exposure of the site, two types of buildings were developed: while the one on the river represents the villa typology, the other – facing the city – tends towards a more typically urban model. The buildings complement each other in terms of functional concept, orientation and the different types of apartments they accommodate. Together they provide 444 apartments, which vary greatly in typology: from highly flexible apartments to maisonettes with spacious room layouts. Every apartment has a spacious balcony as an equivalent to the villa-garden and each floor offers panoramic views towards the landscape and/or the city and the river.

The 'villas' are located by the riverside. Simply stacking the 'villas' next to and on top of each other while giving them the required qualities – views and indoor and outdoor spaces – the architects have been able to combine the different apartment typologies. Aligned to the north-south direction of the street, the city-slabs are organized with cross-stacked apartments, running through the width of the building from east to west, and thereby receiving sunlight throughout the day. The chosen organization – inspired by Le Corbusier's Unite D'Habitation – provides generous spaces with galleries and double height living rooms. On the ground floor the floor plates melt with the plaza to form terraces for the lower apartments.

The buildings are organized in a very simple and compact way. The lobby, with the staircase and its thin, spiral atrium is positioned in the center of the building. The apartments are organized around this center in a ring and are separated into two zones. The inner part is formed by a continuous Service Ring, which houses the entrances, storage facilities, toilets, bathrooms, saunas and, in places, kitchens. All infrastructural elements are compressed in this area, providing optimum distances for installations and a noise barrier for the lobby. The outer ring contains the living areas, oriented to the sun and views. This provides flexible space without load bearing elements allowing its individual organization through lightweight walls. This "Living Ring" is surrounded by a continuous balcony, whose flipped, and therefore irregular, edge generates the characteristic form of the buildings.

The concept for the public space and landscape design was to create a striking public plaza in addition to the existing waterfront – a center that everyone can benefit from and identify with. The beautiful Estonian landscape forms an integral part of this area.

PHOTOGRAPHS:
CONTRIBUTED BY
ATELIER THOMAS PUCHER &
BRAMBERGER ARCHITECTS

Architecture:
Atelier Thomas Pucher &
Bramberger Architects

Project manager:
Birte Böer

Project team:
Anna Norrgård,
Rupert Richter-Trummer,
Hans Waldhör

Structural engineer:
Thomas Lorenz TZ GmbH

General contractor:
Facio Ehituse

Client:
SRV Kinnisvara AS

Completion date:
August 2008

Cost:
€ 3.8 million

Gross floor area:
3,500 sqm (37,700 sqft)

Location:
Tartu, Estonia





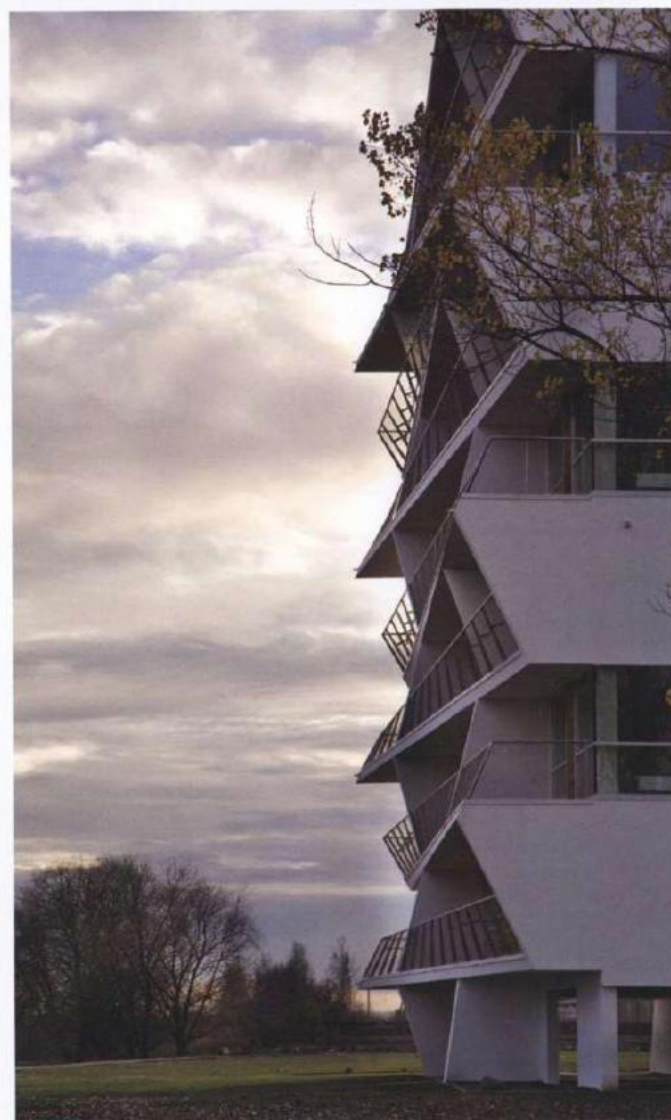
The trees planted around the 'villas' are all typical Estonian species and provide distances between the buildings as well as privacy between inhabitants and people in the garden or in the square.





Site plan

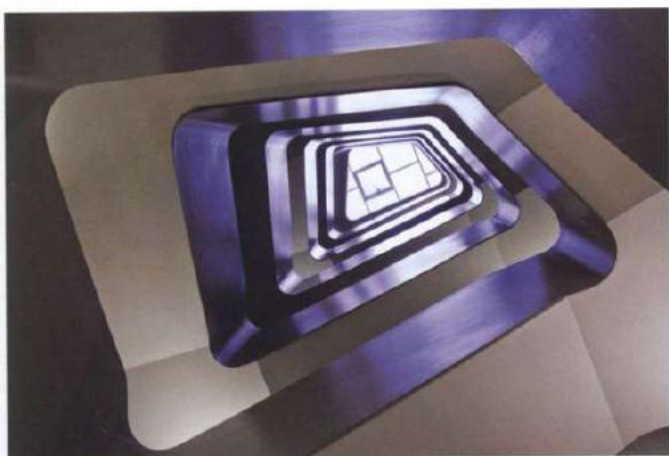
Every apartment has a spacious balcony as an equivalent to the villa garden and each floor offers panoramic views towards the landscape and/or the city and the river.











Ofis Arhitekti

650 Apartments

PHOTOGRAPHS:
TOMAŽ GREGORIČ

This project was the winner of a competition in Ljubljana to develop four apartment blocks that measured from 125 to 140 m (410 to 460 ft) in length. The client chose this proposal by Slovenian studio Ofis Arhitekti for economic reasons: the team successfully managed to provide more saleable surface within the predefined urban limitations and a lower façade area to floor space ratio than any of the other entries.

The scheduled time for preparing plans and for resolving the building work was very tight: 650 apartments in less than eighteen months, which implied the construction of more than one apartment a day. The budget was also extremely limited: the aim was to build low-cost apartments with a final production cost reduced to around €500/sqm. Therefore, to make planning and construction simple and inexpensive, and to allow for the use of such prefabricated elements as bathrooms, windows and façade panels the buildings were designed from modular elements.

Each building is divided into four identical modules, each with its own vertical communications core. There are 42 apartments in each module, varying from small 30 sqm (320 sqft) studios to 1.5 bedroom 60 sqm (645 sqft) apartments on four identical floors, and larger duplex apartments from 85 to 105 sqm (915 to 1,130 sqft) on the top two floors. The module is repeated four times with slight variations at the far ends of the building.

The façade is designed in two layers, the inner façade and outdoor space being formed by items such as glazed loggias, balconies, terraces and verandas. The second skin is constructed with pre-formed wooden panels, glass and metal rails. The structure of the apartments is such that each apartment has at least one balcony and loggia that connects outdoor and indoor space. Like the modules, the façade layer is also repeated four times, but given the different geometry of the elements the repetition passes virtually unnoticed.

There are two parking levels beneath the site with 1,200 parking spaces between them. The landscape provides a contrast to the geometrical façade through the use of gently curving rails and other features. It breaks up the sightlines through the complex and differentiates between public and private space.

Architecture:

Ofis Arhitekti

Design team:

Rok Oman, Špela Videčnik, Martina Lipicer,
Nejc Batistič, Neža Oman, Marisa Baptista,
Karl Murovec, Neli Ouzounova, Florian Frey

Structural engineering:

ELEA IC d.o.o.

Mechanical & electrical engineering:

Biro ES

Construction company:

Gradis Skupina G, d. d.

Client:

Gradis Skupina G

Construction period:

2004 – 2006

Cost:

€ 52 million

Floor area:

54,700 sqm (588,785 sqft)

Location:

Ljubljana, Slovenia

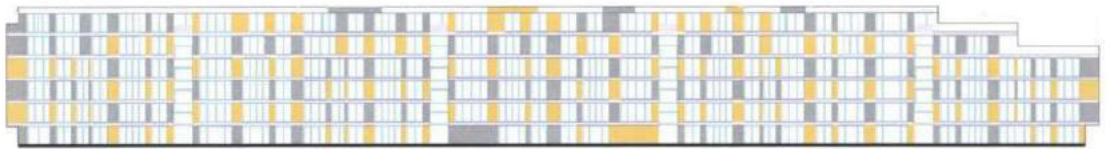




This project constitutes one of the largest housing developments in Ljubljana. The design divides each of the four housing blocks into four identical modules, each of which contains 42 apartments of varying typologies.

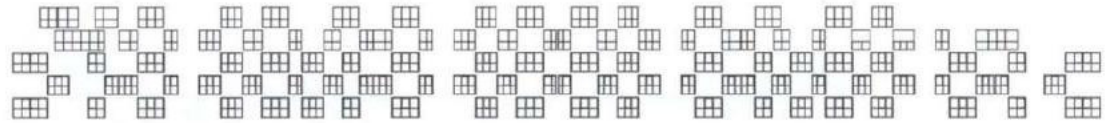


plaster façade



+

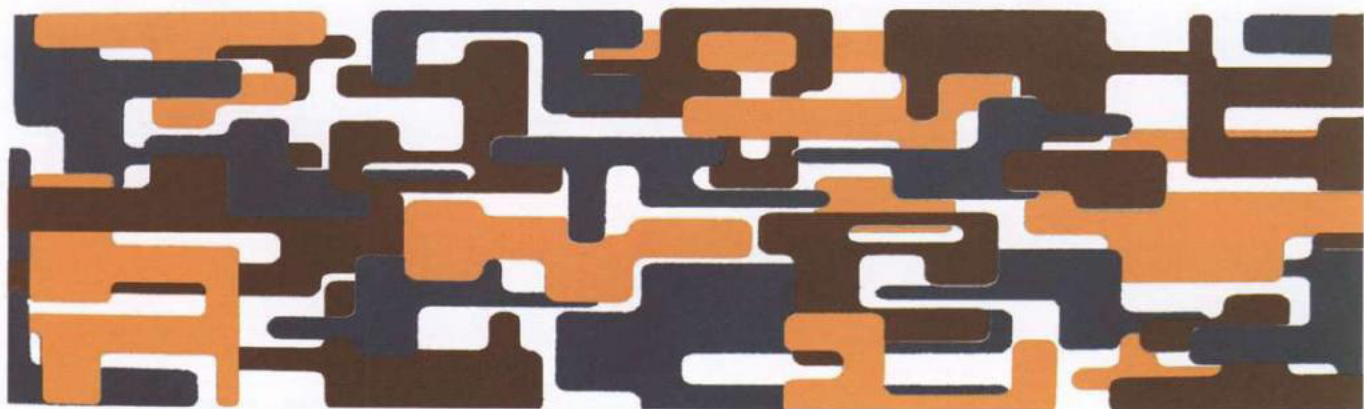
loggias



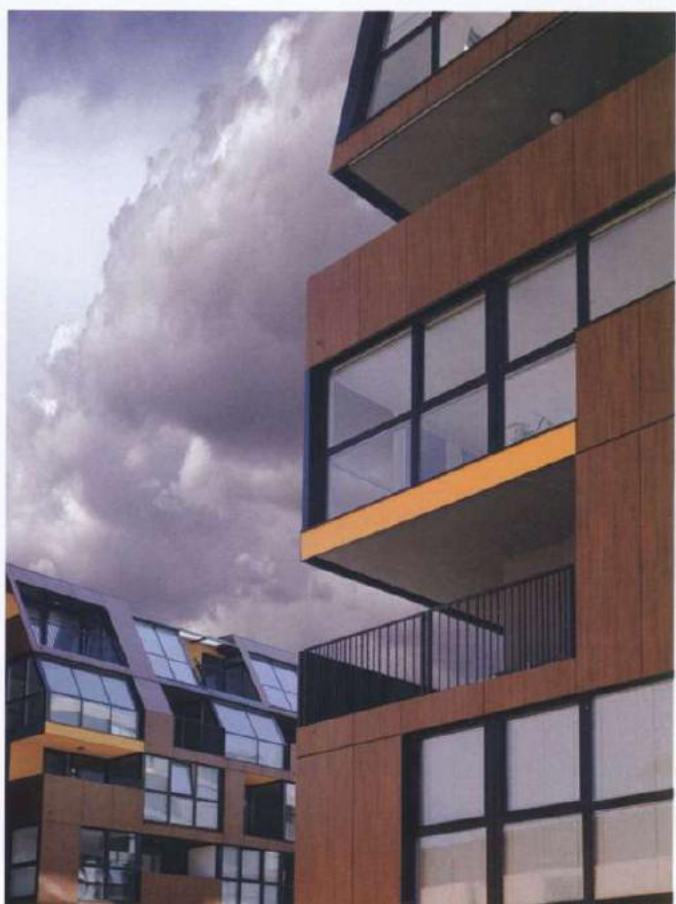
+

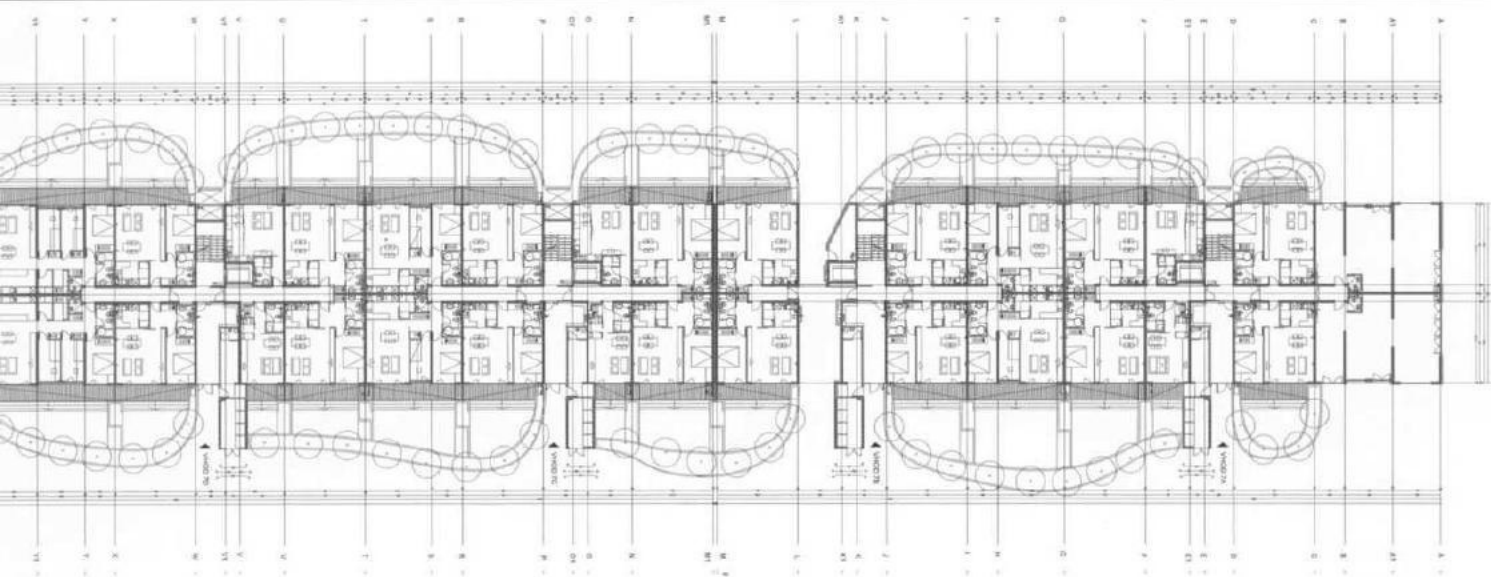
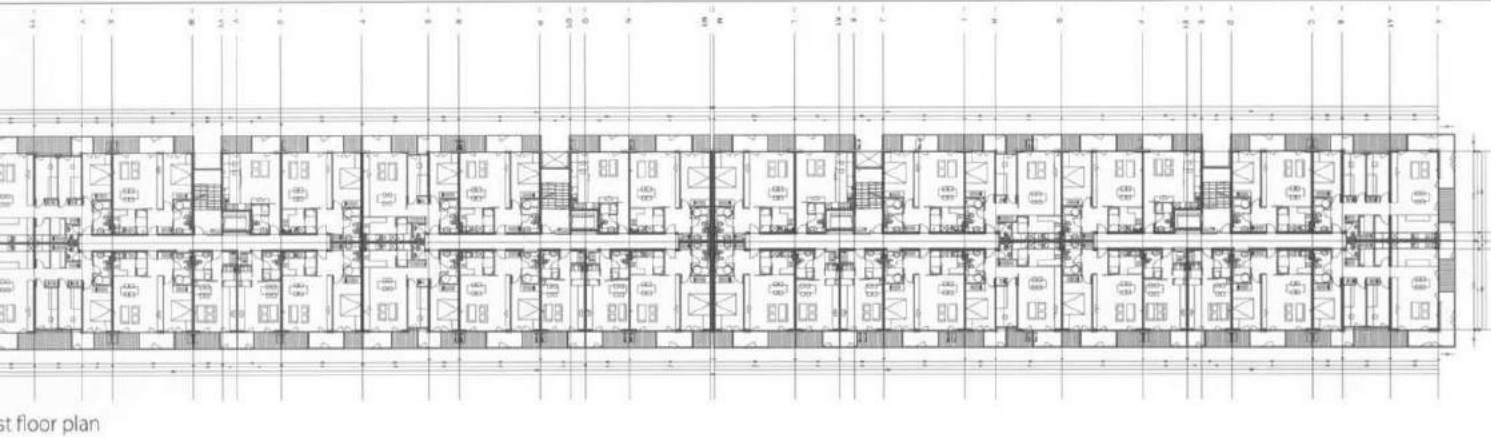
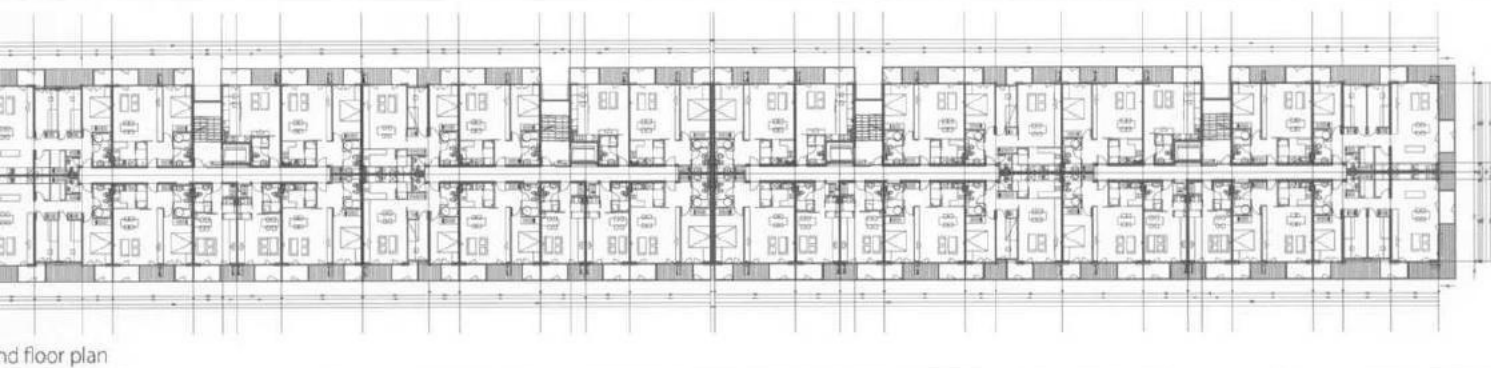
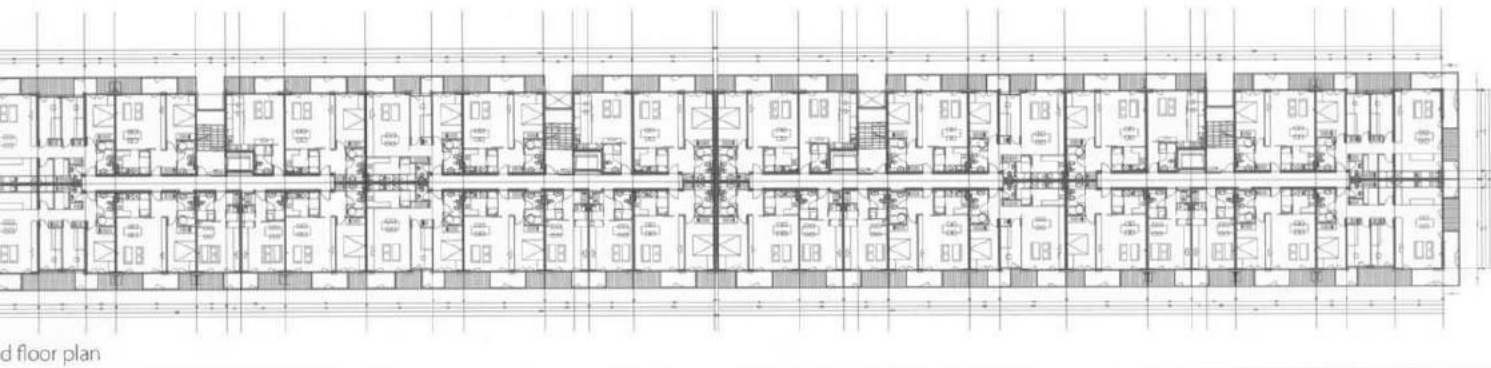
laminate+steel railings

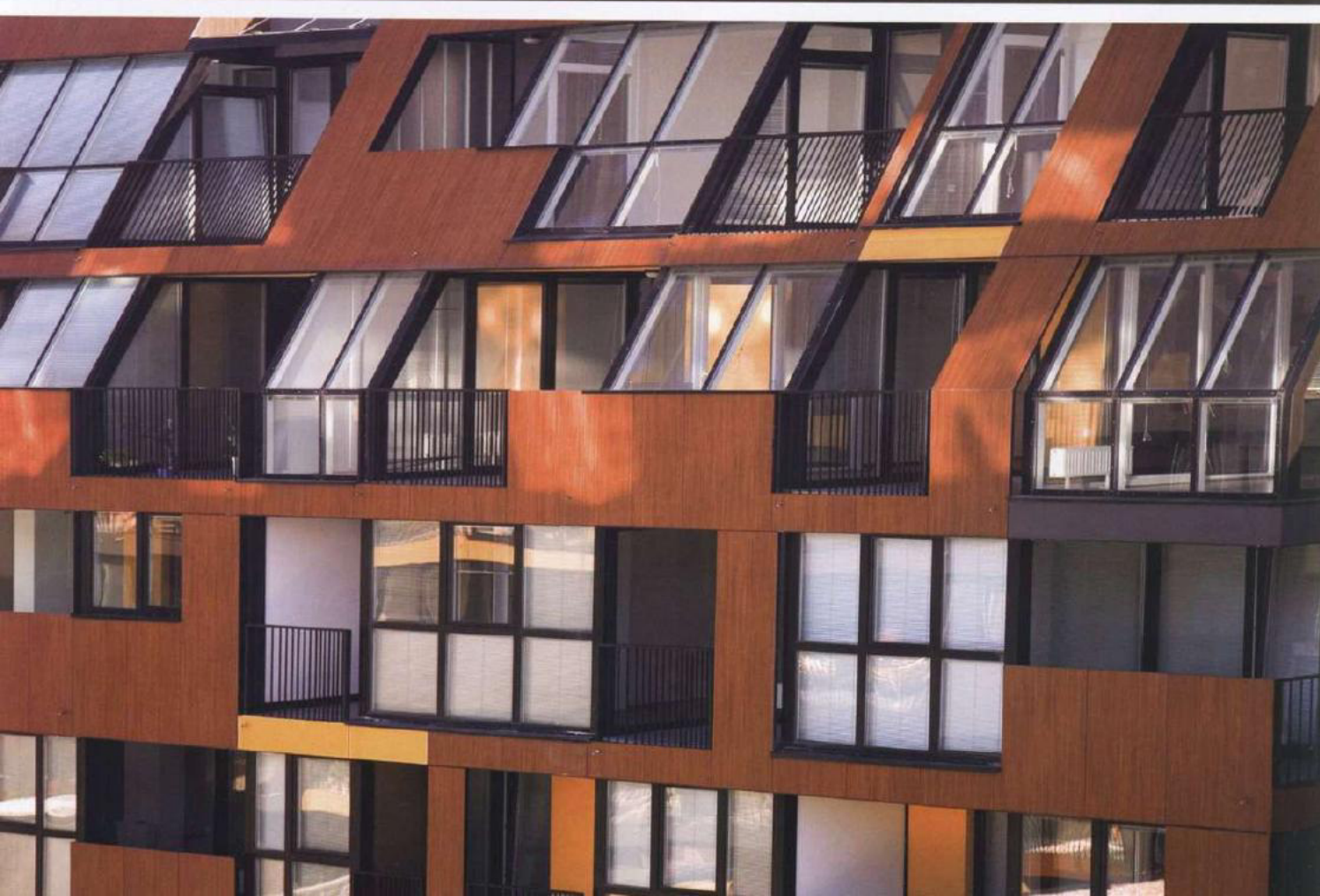


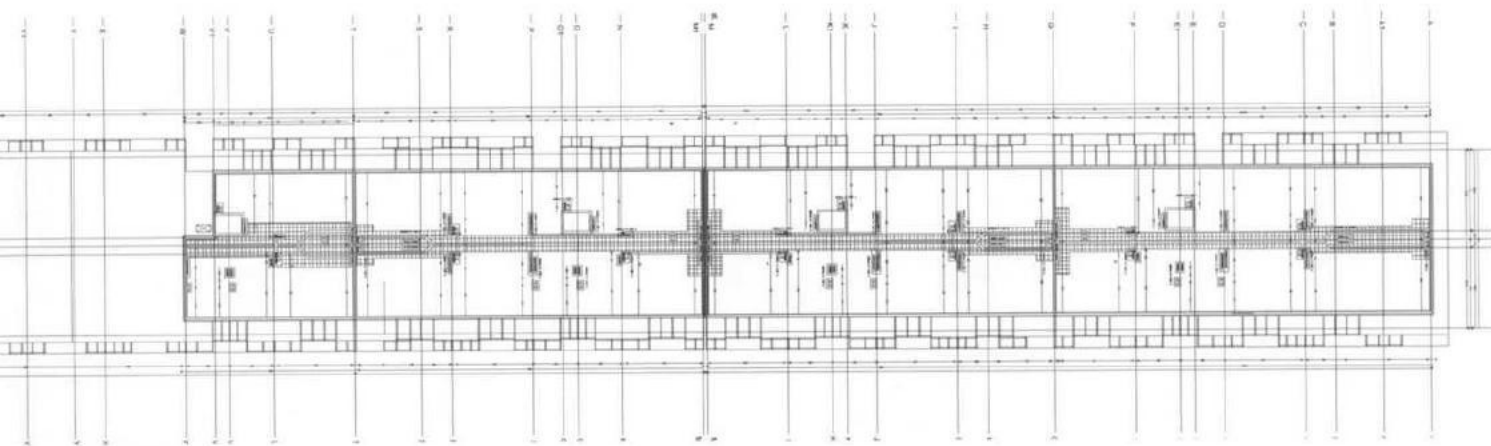


A series of glazed loggias, balconies and terraces enliven the façades and establish a connection between the inhabitants and their surroundings. These spaces also function as a temperature buffer zone to the main living and sleeping areas.

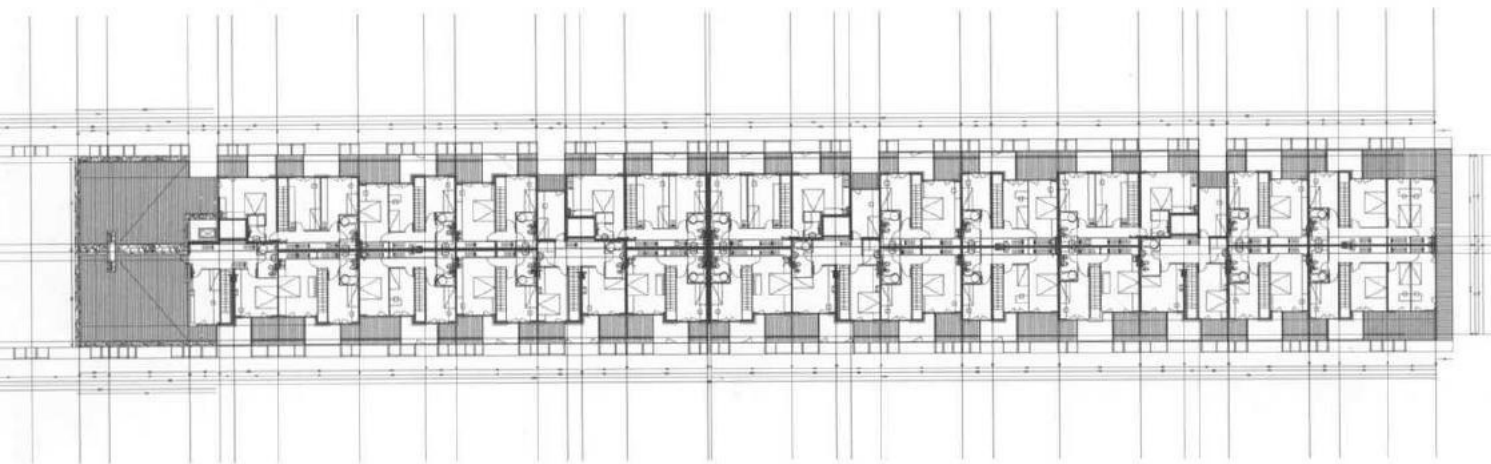




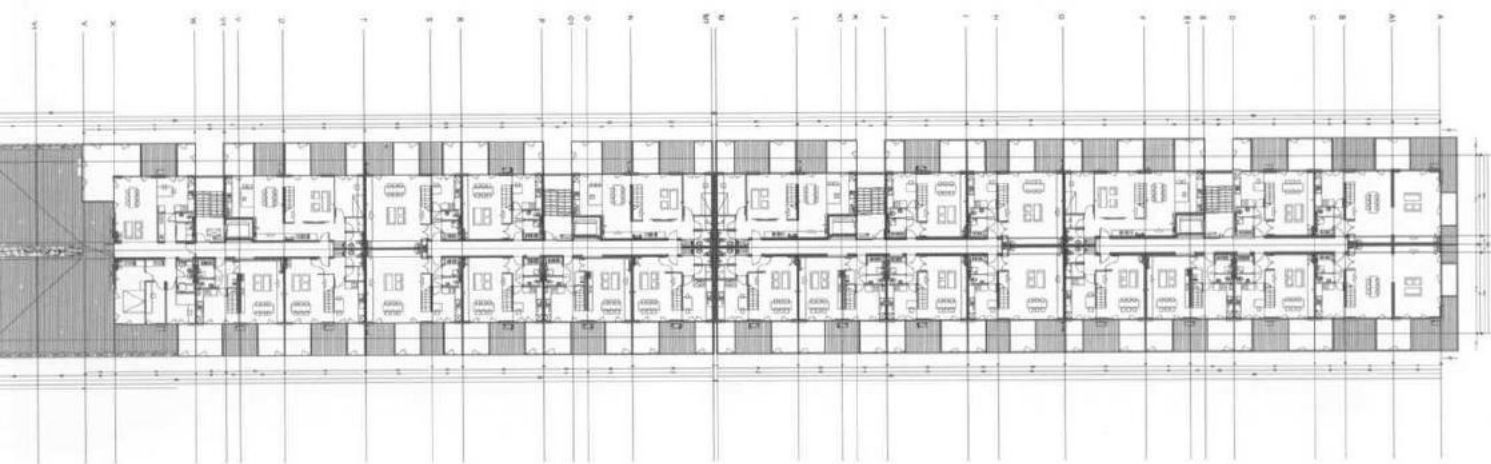




of plan



enthouse 2 floor plan

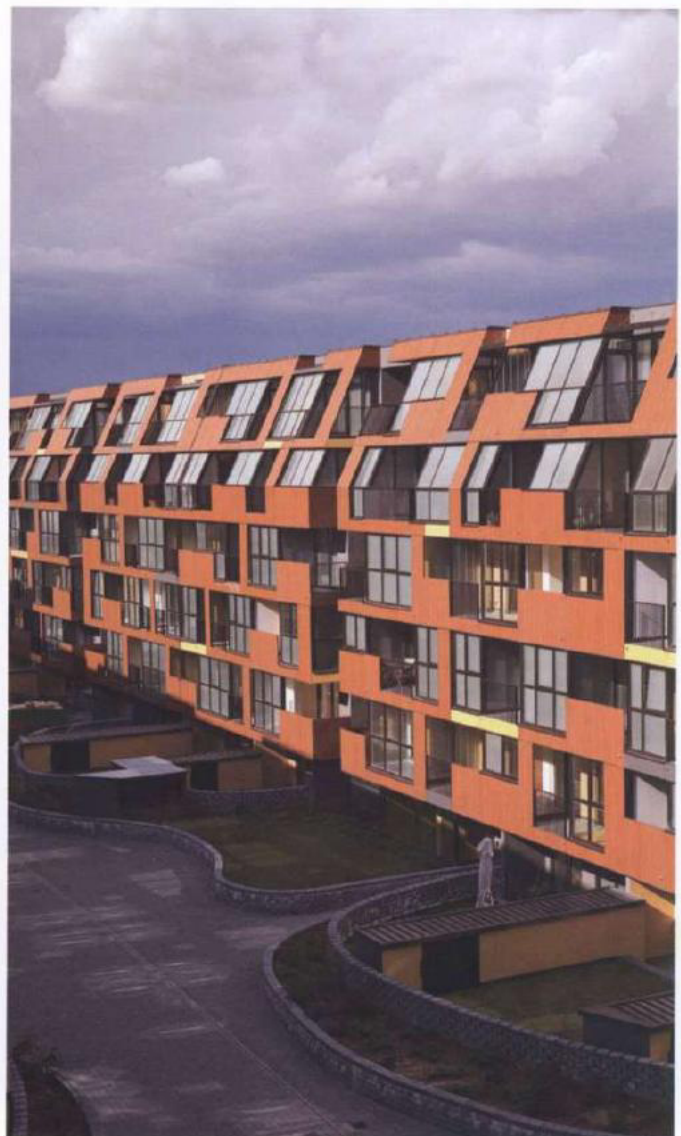


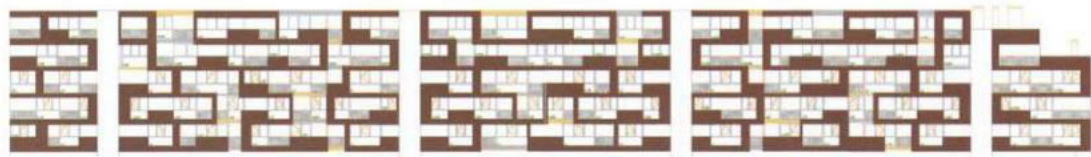
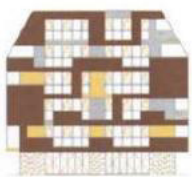
enthouse 1 floor plan



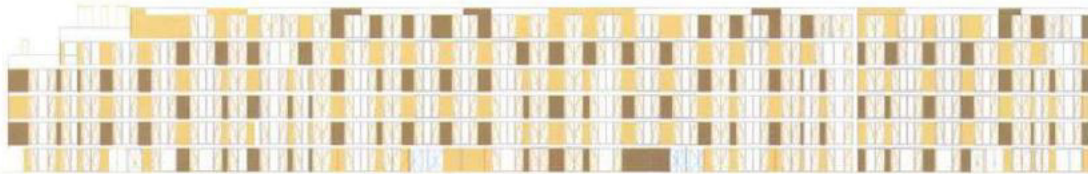
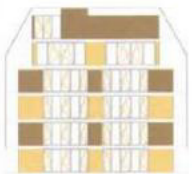
Each building is divided into four identical modules, each with its own vertical communications core.

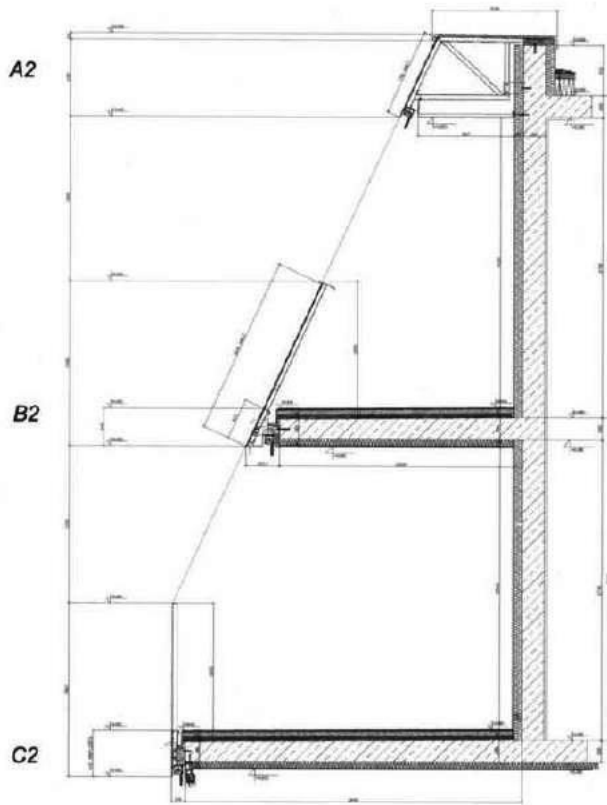
	3SSd	3SSd	4SS	4SS	3SS
3	2.5 SS	G	G	1 SS 1 SS	2 SS
3	2.5 SS	G	G	1 SS 1 SS	2 SS
3	2.5 SS	G	G	1 SS 1 SS	2 SS
3	2.5 SS	G	G	1 SS	2 SS



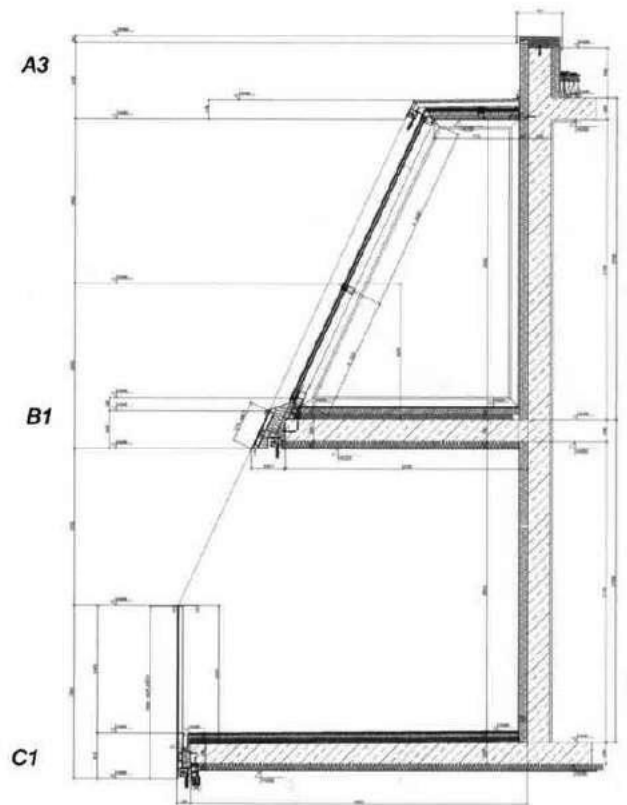


schemes - Façades

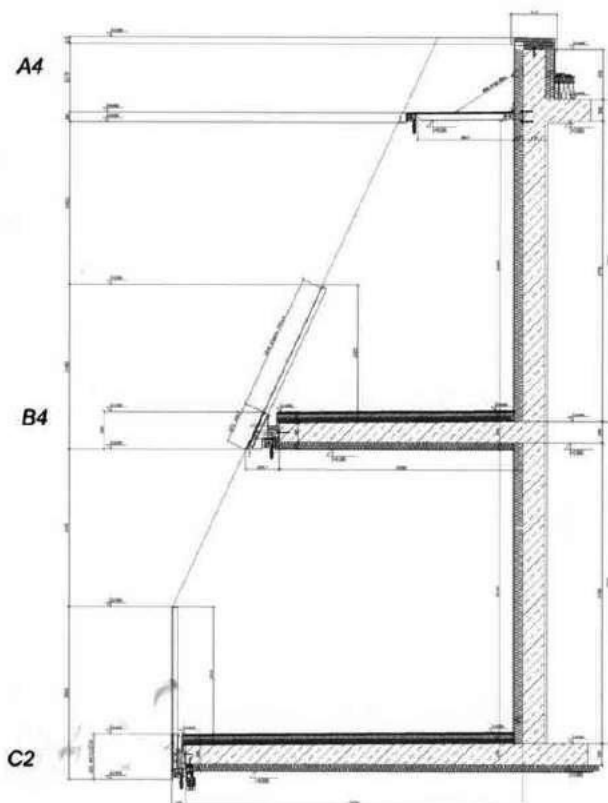




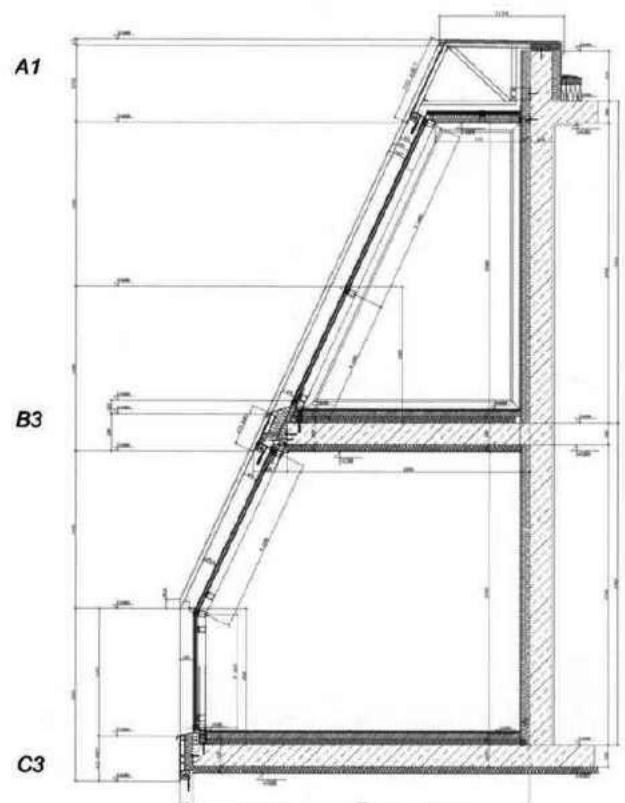
Penthouse detail 1



Penthouse detail 2



Penthouse detail 3



Penthouse detail 4



Bevk Perovic arhitekti

Social housing apartment blocks

PHOTOGRAPHS:

CONTRIBUTED BY BEVK PEROVIC ARHITEKTI,
PHOTOGRAPHER MATEVZ PATERNOSTER

One of the architecture competitions arising from a national housing policy in Slovenia was won by young architectural practice Bevk Perovic arhitekti, who drew up the plans for these apartment blocks, situated on the edge of the city. Dealing with the existing and outdated masterplan for the six separate villa blocks placed on a rigid grid was no easy task. They constitute the last of the city's buildings and on one side face the open fields, on another built city fabric and on the third busy railway tracks.

Radical changes to the existing site plan - a series of symmetrically positioned buildings, positioned irrespective of their surroundings - were not possible. The project, therefore, became an exercise in 'dissolution' and rearrangement of the original plan, seeking to transform the interstitial space by establishing a central open strip of land as a 'social condenser' park-like area. Artificial hills or mounds were placed to separate different social- and age-groups of users and to 'dissolve' the preconceived volumes of the buildings. Each side of the building therefore attains a different 'profile', a recognizable silhouette that refuses to fuse into a volumetric reading of the whole object. Furthermore a small park was introduced with a carefully designed children's playground, completing the landscaped part of the housing scheme.

Due to the nature of the project, the budget was extremely tight. Each building contains 13 apartments, which although modest in size, optimize their surface areas, and the collective spaces are reduced to a minimum to keep the square meter price low. The balconies are 'pushing-out' of the building volume, so as to achieve a certain 'openness' for the units, and are wrapped in colorful awnings which act as sun-shades. Orange trimming on the balcony rails, along with the large yellow house numbers, help to inject some color into the scheme. Suspended on metal cables, they retain the idea of 'industrial' iconography of the nearby railways.

The railway theme is further pursued in the ferroxide red coloring of the fiber-cement paneling of the elevation. The super-enlarged attachment plates - 8 cm (3 in) aluminum discs - on the elevation panels, positioned so as to follow the random sizes of the panels, shift the primary perception of the building volumes towards the impression of the skin 'wrapped' in silver dots.

Architecture:

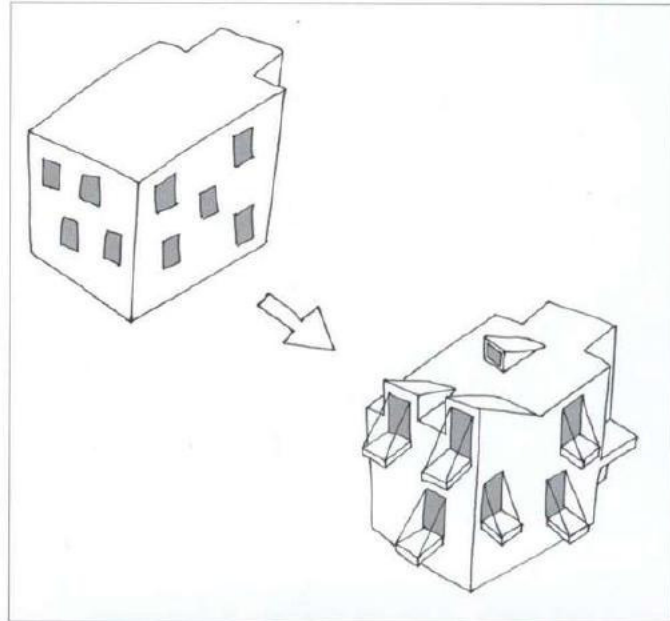
Bevk Perovic arhitekti

Location:

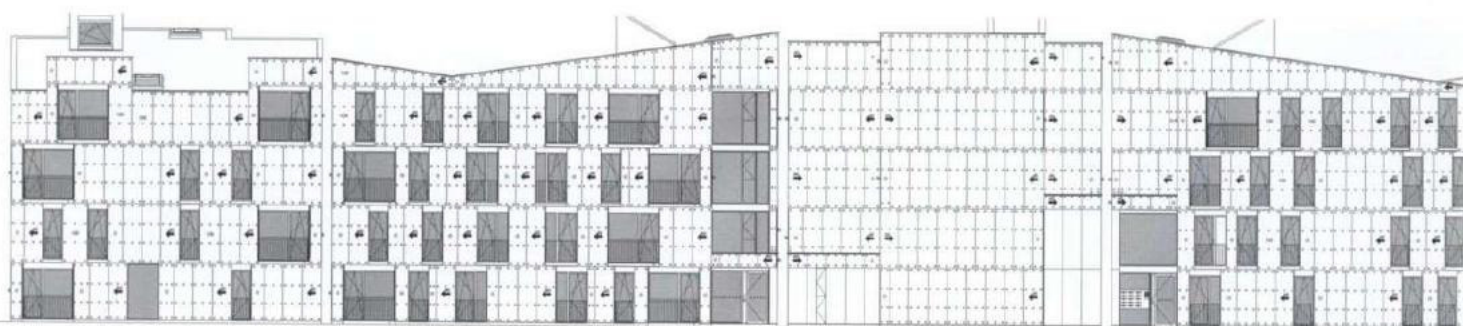
Polje, Ljubljana



Each side of the building attains a different 'profile', a recognizable silhouette that refuses to fuse into a volumetric reading of the whole object.







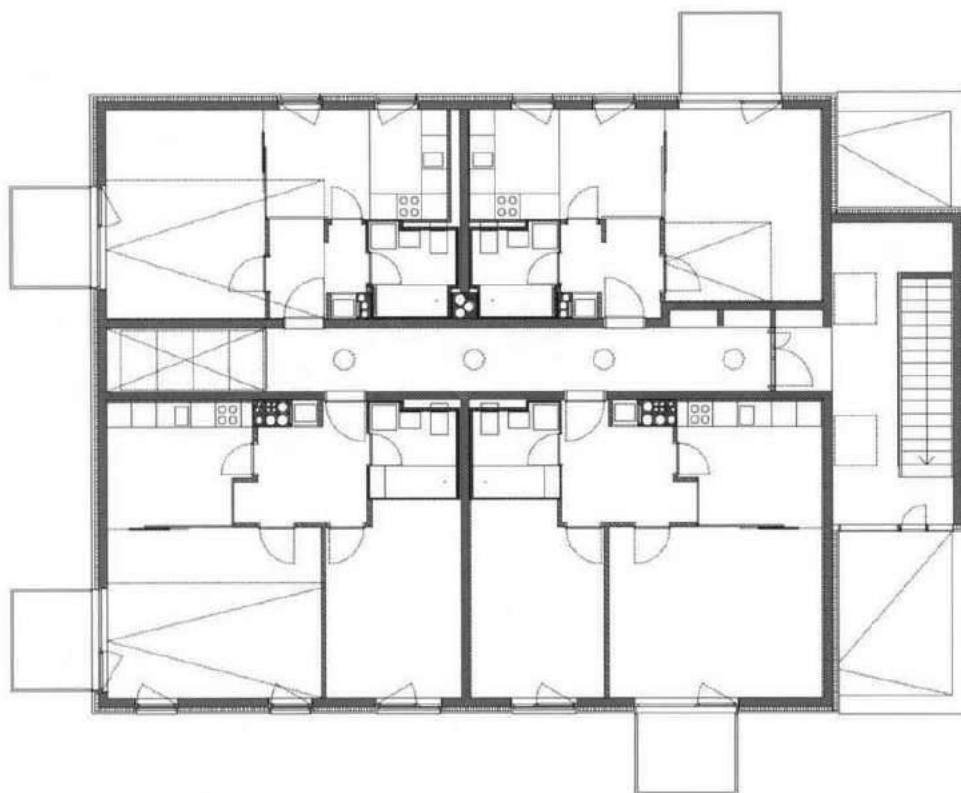
West elevation

South elevation

East elevation

North elevation



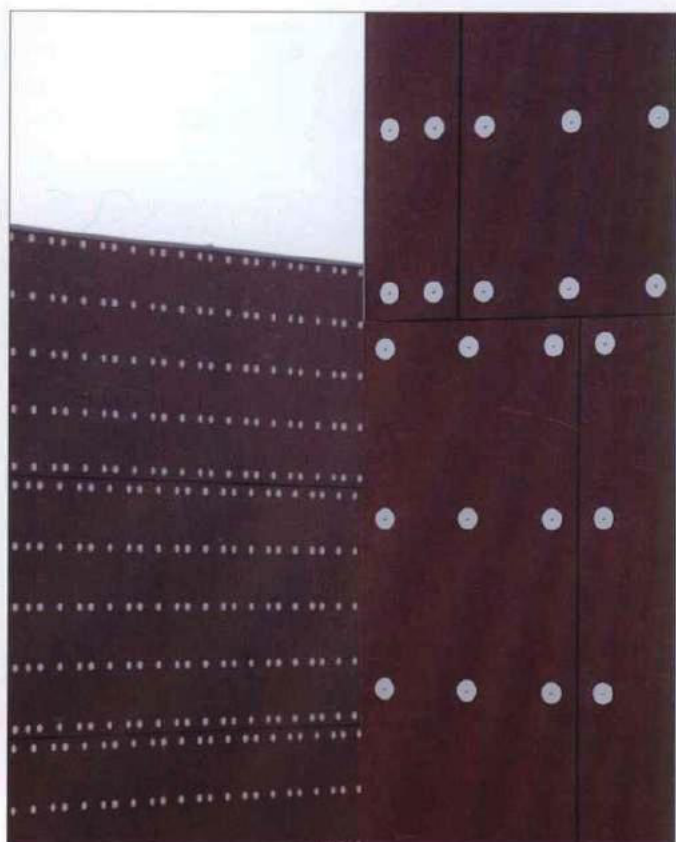
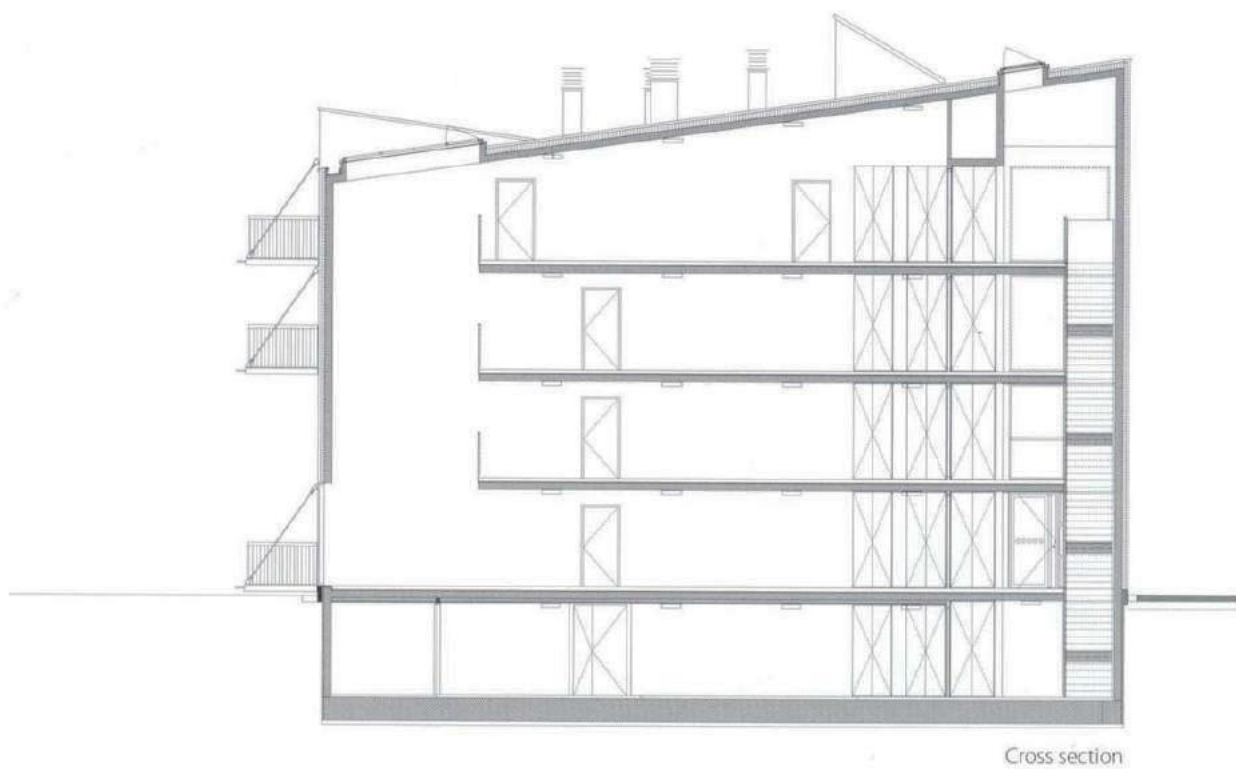


THIRD FLOOR PLAN



GROUND FLOOR PLAN

- 1. Living
- 2. Kitchen
- 3. Room
- 4. Entrance
- 5. Bath
- 6. Balcony



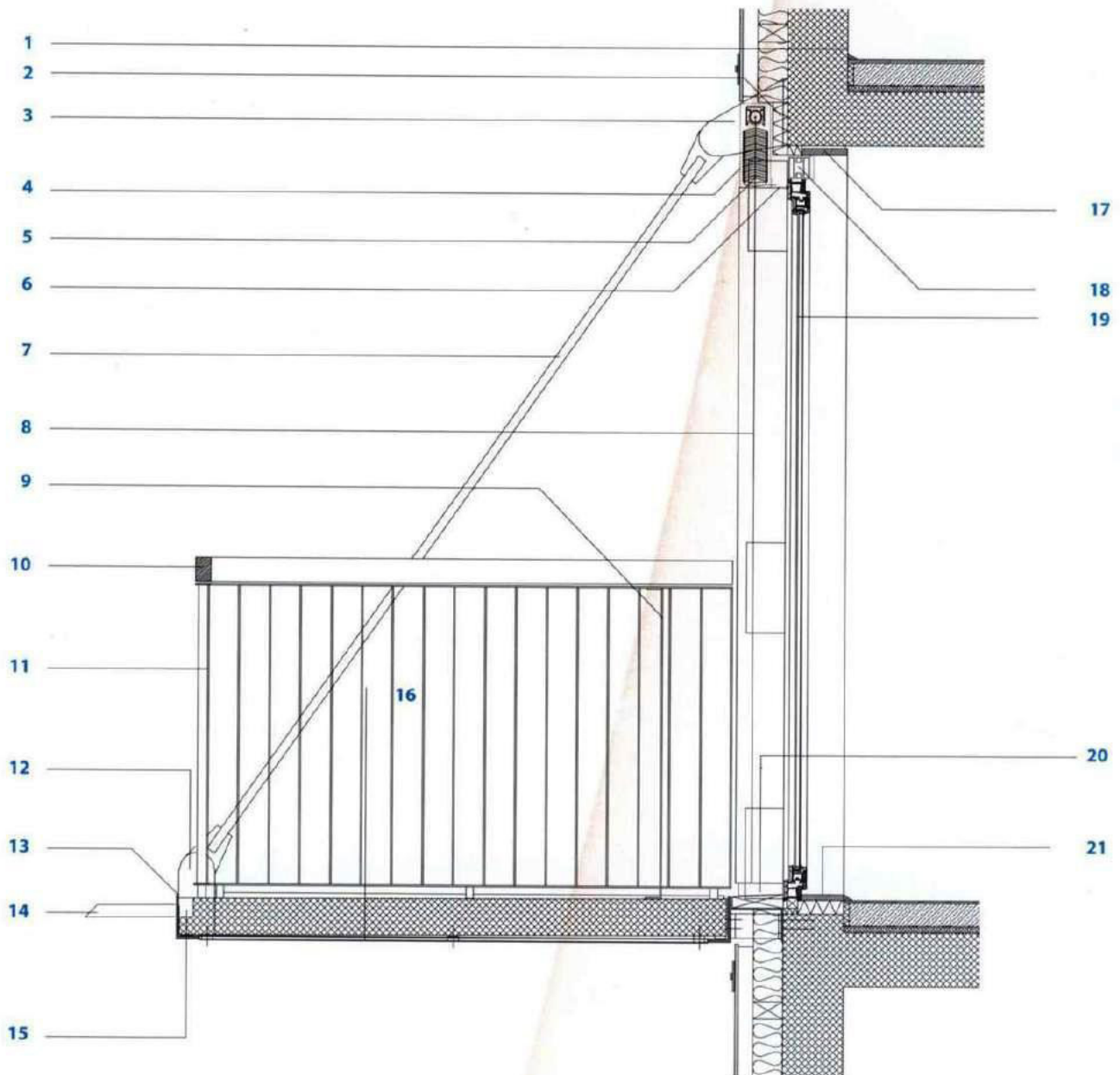


BALCONY DETAIL

1. Typical façade wall
2. Thermal insulation XPS 5cm
3. Steel cable anchor
4. Housing for rolling shutter
5. Rolling shutter
6. Cover

7. Steel suspension cable
8. Rolling shutter guide
9. Railing stabilization
10. Wooden handrail
11. Steel railings
12. Steel cable anchor
13. Balcony edge trim
14. Rainwater pipe

15. Drain
16. Balcony floor
17. Interior trim
18. Ventilation element
19. Glazing
20. Sill
21. Interior trim





Lundgaard & Tranberg Arkitekter

Harbor Isle Apartments

PHOTOGRAPHS:

CONTRIBUTED BY

LUNDGAARD & TRANBERG ARKITEKTER

Harbor Isle Apartments is a residential complex situated on an island next to Copenhagen's classic harbor entrance, near the city center. The project builds upon an urban plan that transforms a former industrial area to a modern, integrated residential and business zone, taking advantage of its harbor-front location.

The program is spread over two U-shaped blocks which vary in height from five to eight stories and contain a total of 236 apartments. The form of the buildings allows for the creation of inner courtyards, providing safe, semi-private outdoor spaces for the residents, which open onto the harbor. The light surfaces of the two apartment blocks lend a serenity and coherence to the lively façade compositions of varying balconies and bays. The luminescent façades, rendered in warm white stucco, brighten every corner of the complex – reflecting the hues of the sky, waterfront and trees. The untreated teak window frames contrast with and accentuate the white rendered surfaces, creating a textured façade which reflects in the harbor.

The housing units are staggered in a rhythmic pattern, allowing each dwelling the best possible daylight conditions and views of the water. The arrangement of the apartments also provides each unit with unobstructed sightlines, yet screens the views between neighbors, thus ensuring privacy. Reminiscent of Amsterdam and Venice, the waterfront is brought right up to the buildings in a narrow urban canal, accentuated by a tower located at the canal entrance. A wooden footbridge connects the two sides of the waterway, bringing residents closer to their aquatic surroundings. The landscaping works with the shoreline vegetation and slender, pruned trees, while the quay is detailed in the teak to tie it in with the façades of the apartment blocks. There is a wide variety of residential units within the complex – comprising a Gate House, Townhouse, Garden House, Canal House and Tower apartment, differentiated by their façades.

Lundgaard & Tranberg Architects have varied the façades and roofs within the framework of the established urban plan, creating a compositional interplay of angled roofs and lower-lying roof gardens.

Architecture:

Lundgaard & Tranberg Arkitekter

Year:

2006 – 2008

Engineer:

Niras A/S

Landscape: Torben Schønherr, Lundgaard & Tranberg Arkitekter

Client:

Sjælsø Gruppen A/S

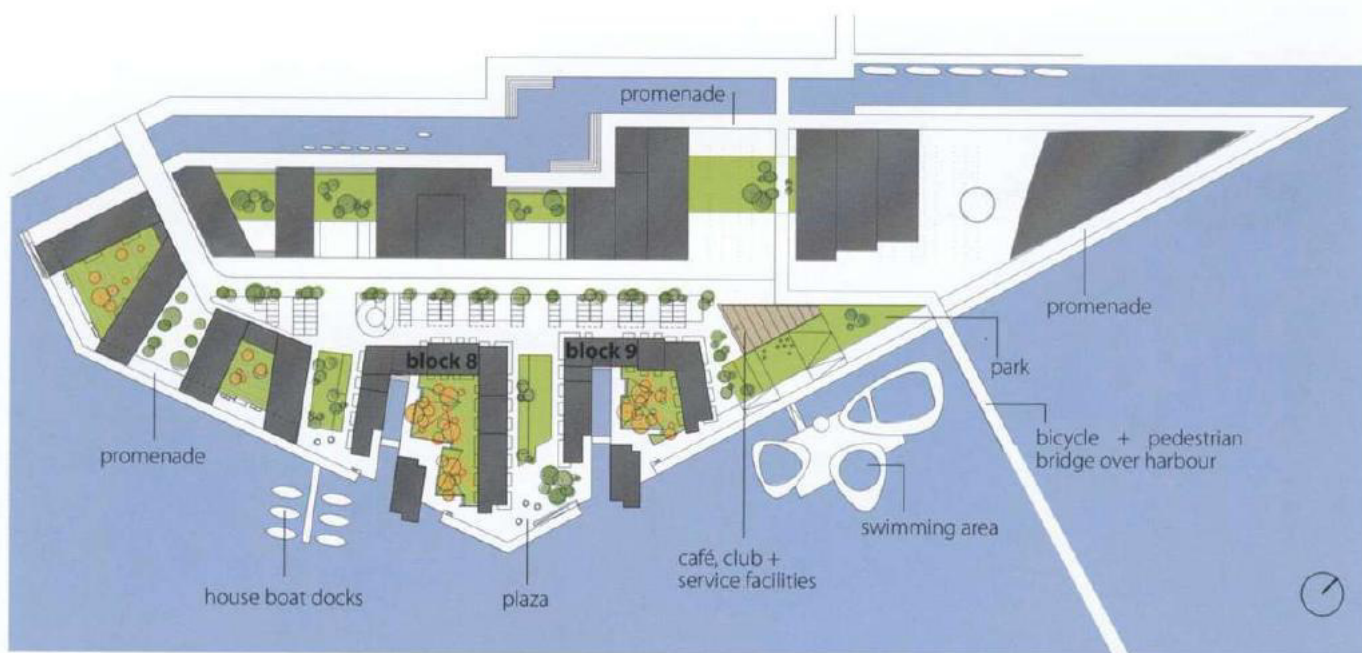
Floor area:

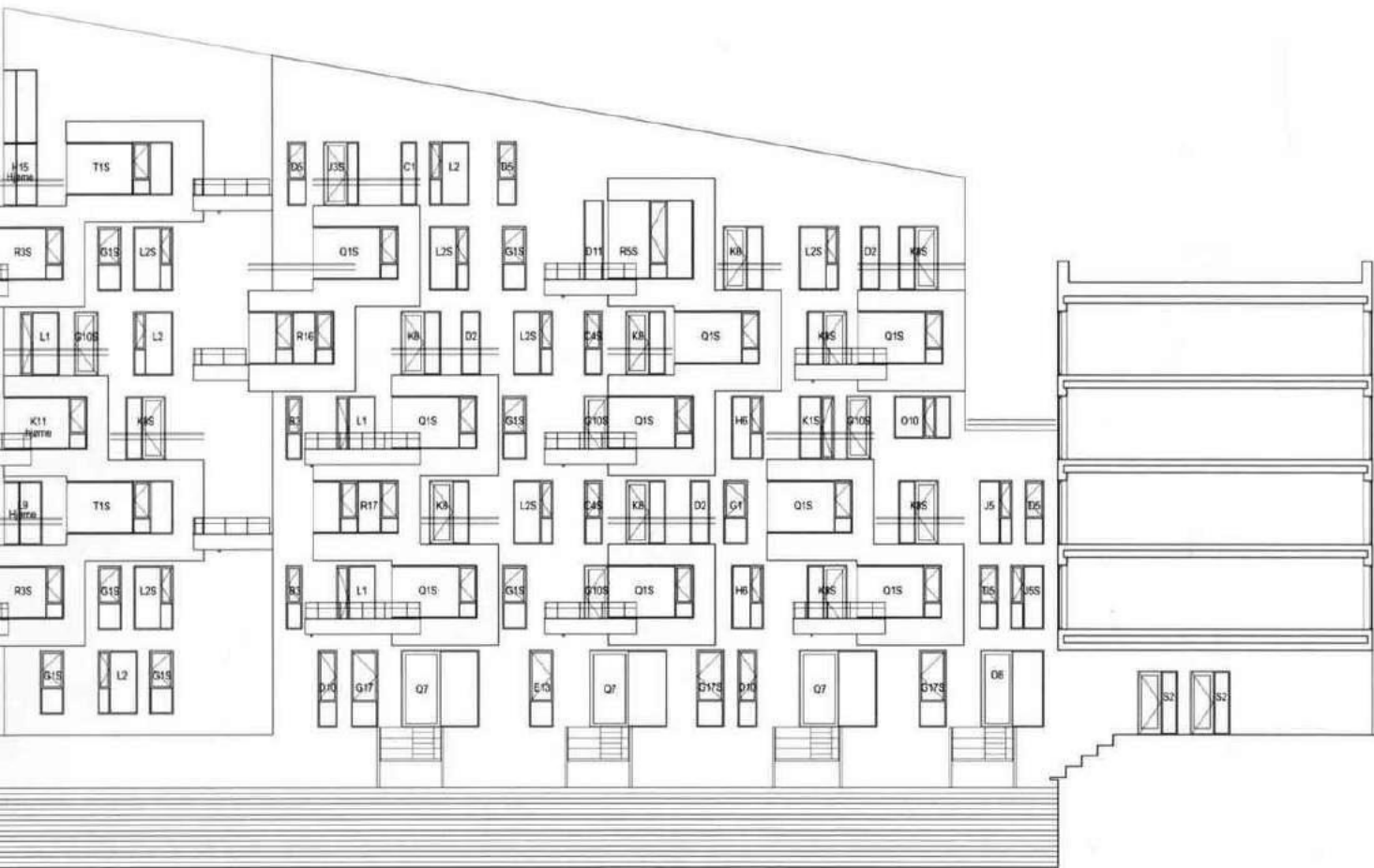
24,000 sqm (258,300 sqft)

Location:

Copenhagen, Denmark







façade



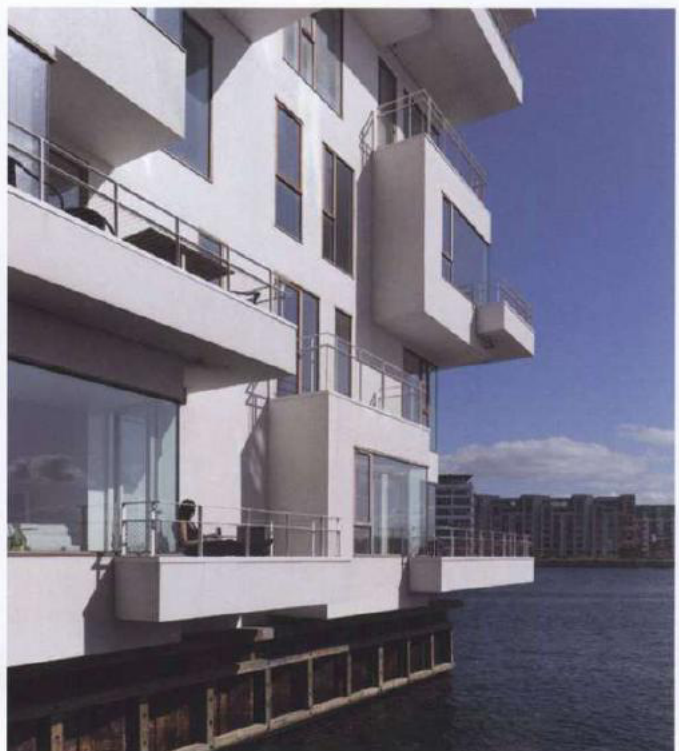
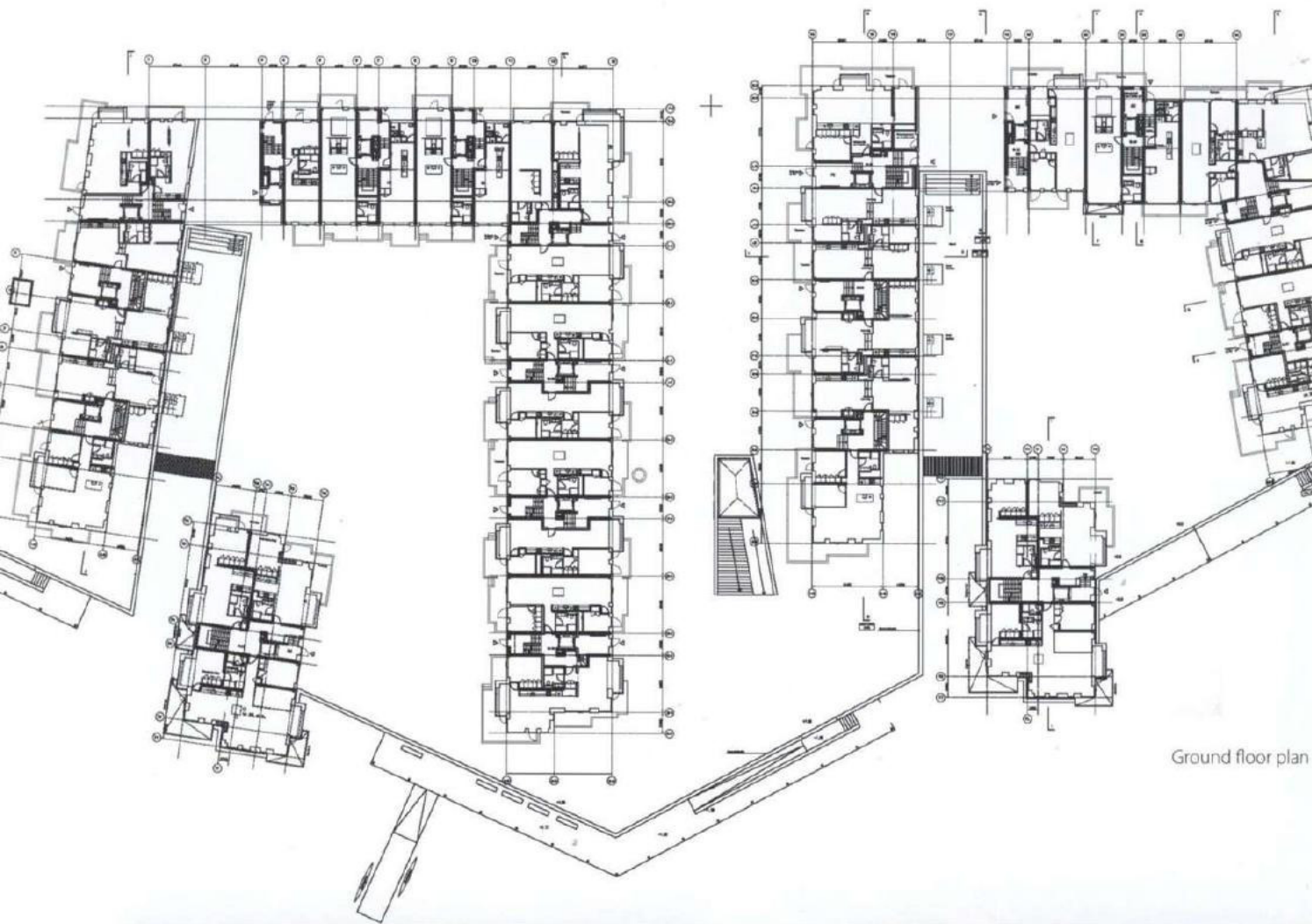
façade



The form of the buildings creates inner courtyards, providing safe, semi-private outdoor spaces which face outwards to the harbor.









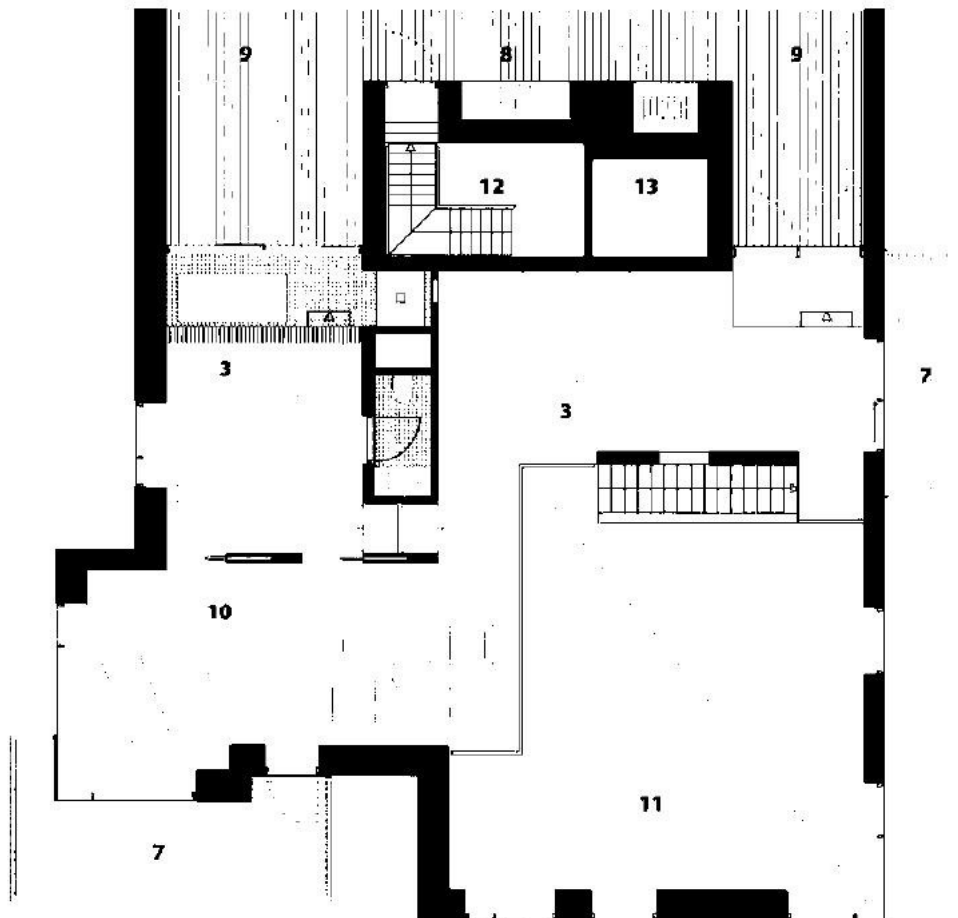
4th floor plan





KEY

- 1. Entrance
- 2. Bathroom
- 3. Bedroom
- 4. Kitchen
- 5. Dining area
- 6. Double-height living area
- 7. Balcony
- 8. Barbecue terrace
- 9. Private roof terrace
- 10. Living area
- 11. Void
- 12. Stair
- 13. Services shaft









DKV Architecten

Schutterstoren

PHOTOGRAPHS:

CONTRIBUTED BY DKV ARCHITECTEN

This singular apartment block is the work of Dutch firm DKV Architecten and stands on the banks of the Sloterpas lake. The residential building has been designed as a component of the Meer en Oever renovation plan drawn up by KuiperCompagnons, in which the nearby Meer en Vaart boulevard has been extended in a straight line, with a different architectural principle applied on either side of the road. To the west, is the original rectangular structure; while on the east side, there is a loose composition of three building volumes.

This high-rise apartment block forms part of the new composition and serves as the accent of the suburb, a recognizable landmark that helps to bring an identity to the neighborhood. Since regulations prohibit the building protruding above the surroundings, visual impact has been achieved through the form of the building rather than its height. The apartment block is a pure cylinder that rests upon a narrow substructure by means of an eaves-like construction, which lends it the appearance of an archetypical water tower. The tower stands on a 'terp' (an historical artificial dwelling mound), which accommodates the parking places. It is crowned by a spacious roof garden consisting of wooden decking lined with greenery.

The circular form offers the building a number of practical advantages. Primarily, it allows the organization of the floor plans to be clear and flexible. There is a small central core with staircases and lifts, surrounded by a corridor zone that gives access to the apartments. Then there is a service zone, and enveloping these zones is the living area that extends outward to the façade. This living area can be partitioned into various rooms. As a consequence, it is possible to determine the size and quantity of the rooms in each apartment at a later date, and thus also the total number of apartments in the block.

The main construction consists of a steel portico structure with a concrete core. The interior structure is formed by lightweight dividing walls, while the exterior consists of a light façade of aluminum panels with an alternating pattern of glass and metal plating.

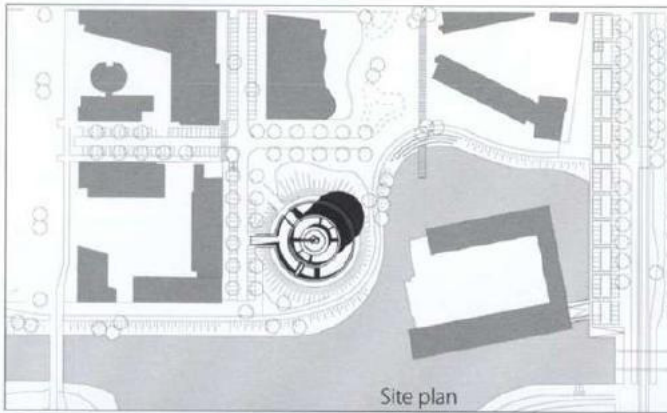
Architecture:

DKV Architecten

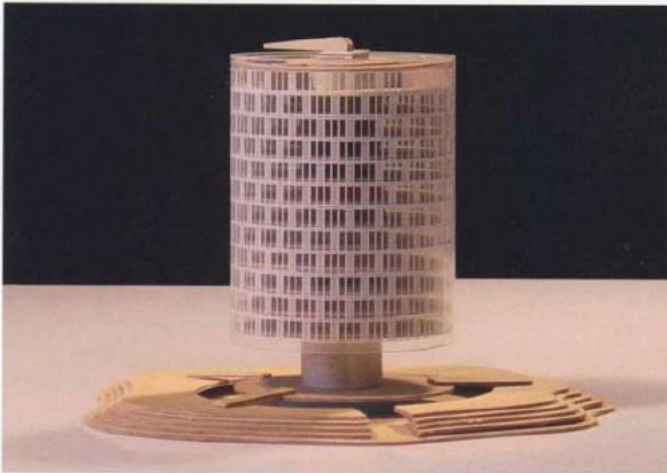
Location:

Amsterdam, the Netherlands

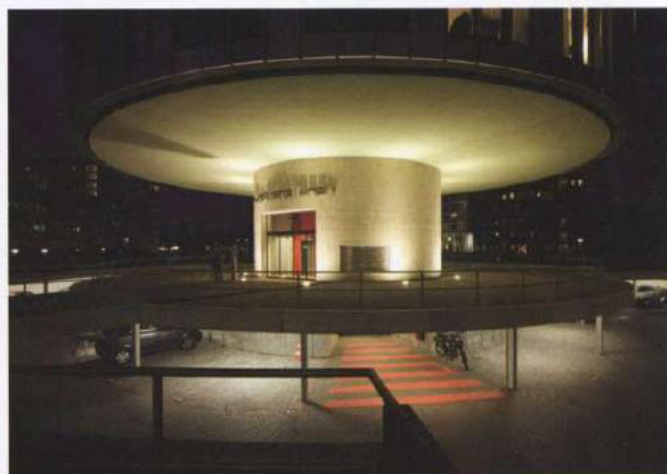
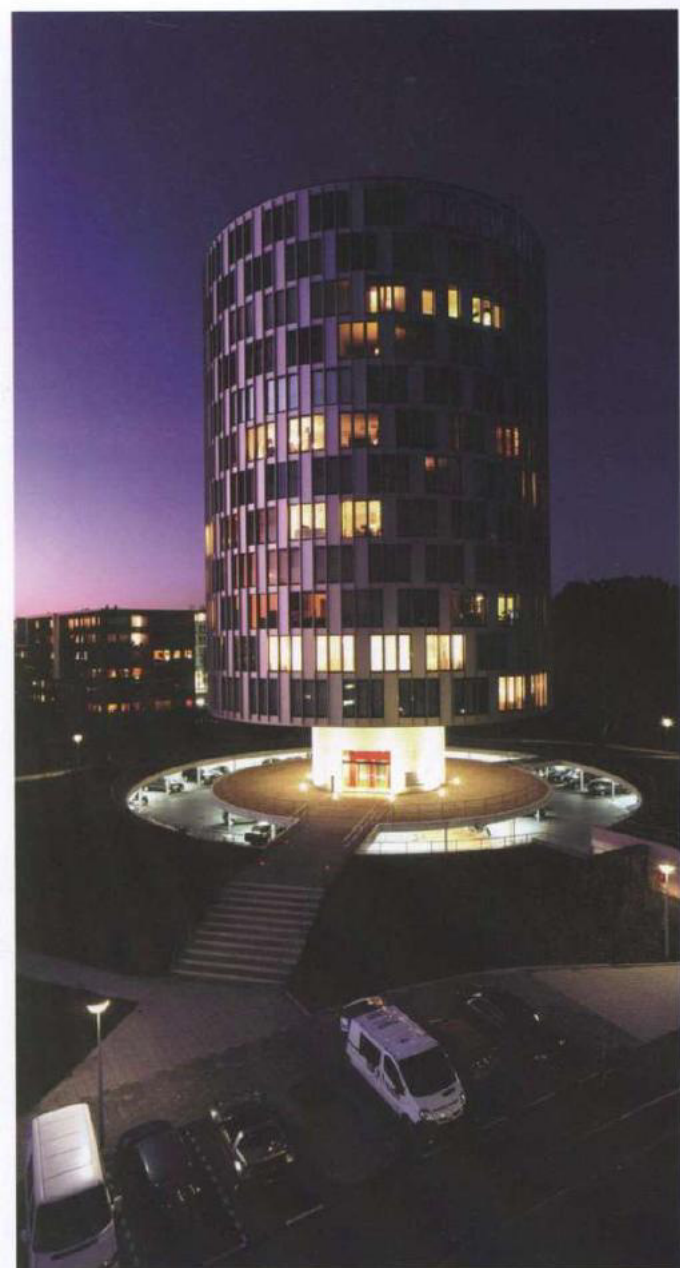
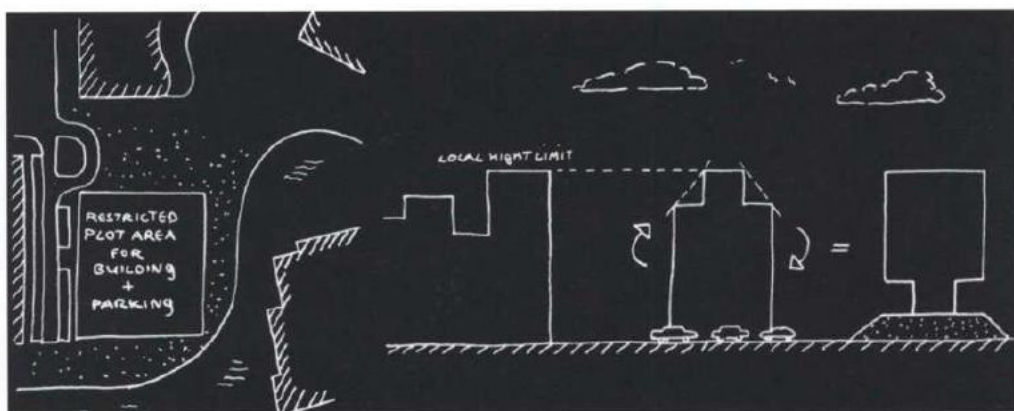


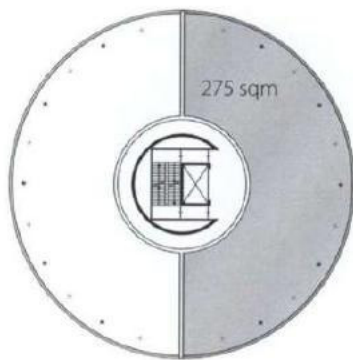


The tower's cylindrical form rises from a round, concrete plinth, around and below which is a spacious car park.

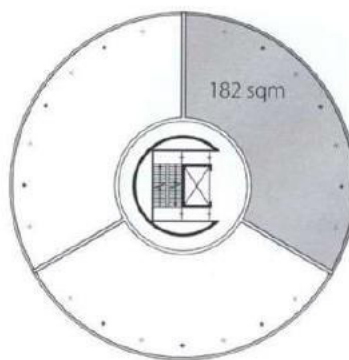


Due to planning restrictions the building relies on its unusual form, rather than its height, to fulfil its role as a landmark for the area.

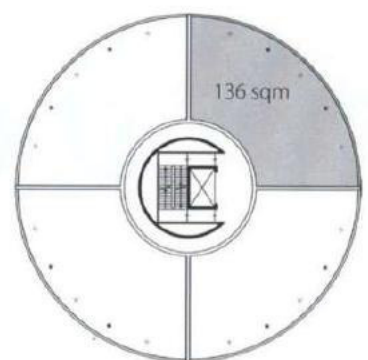




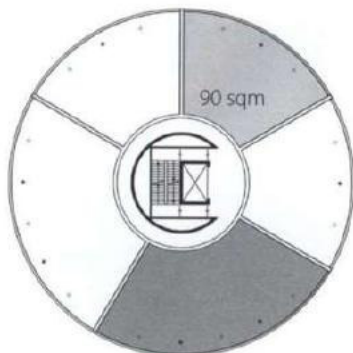
2 apartments



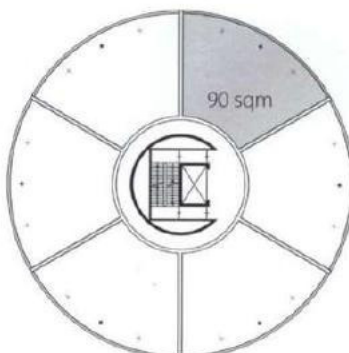
3 apartments



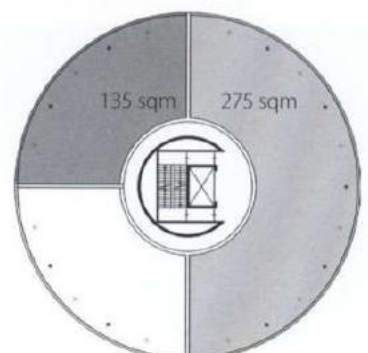
4 apartments



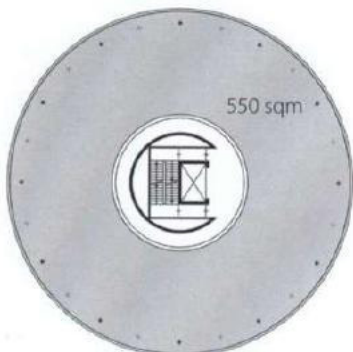
5 apartments



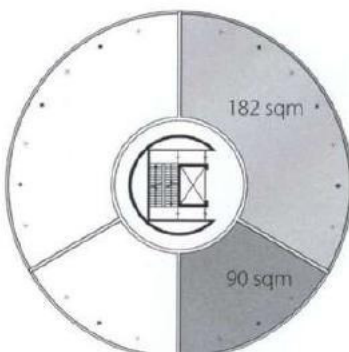
6 apartments



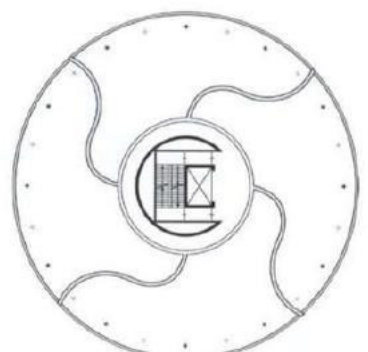
3 apartments

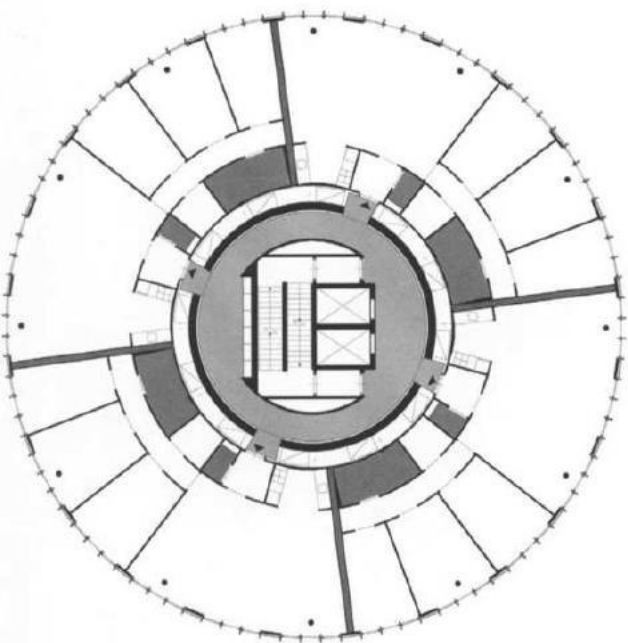


1 apartment

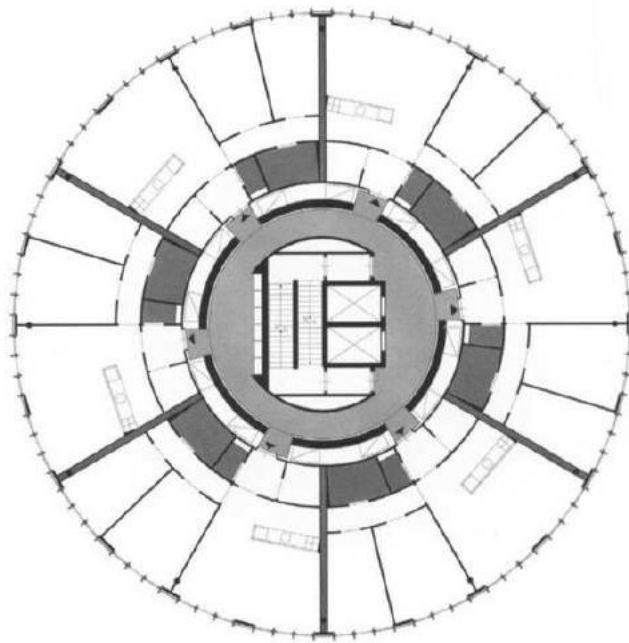


4 apartments

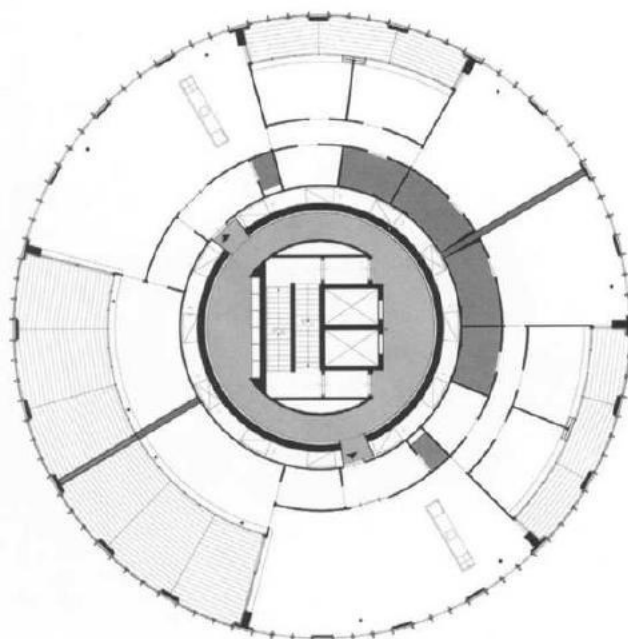




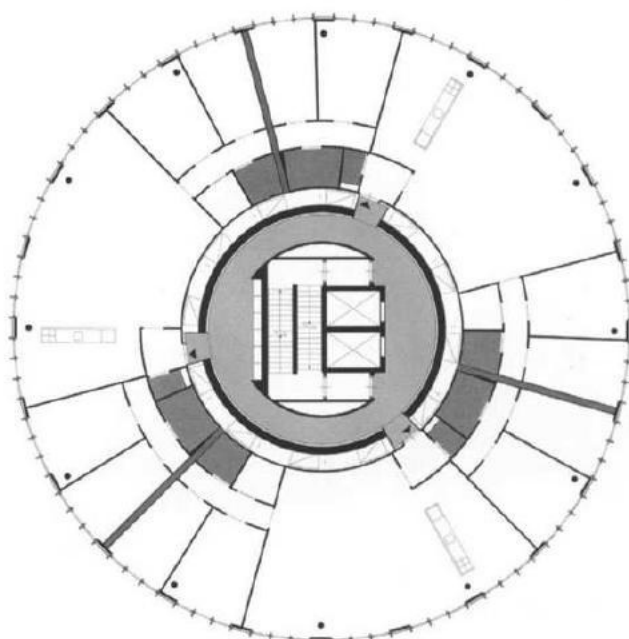
4 apartments - floor plan



6 apartments - floor plan



2 apartments - floor plan

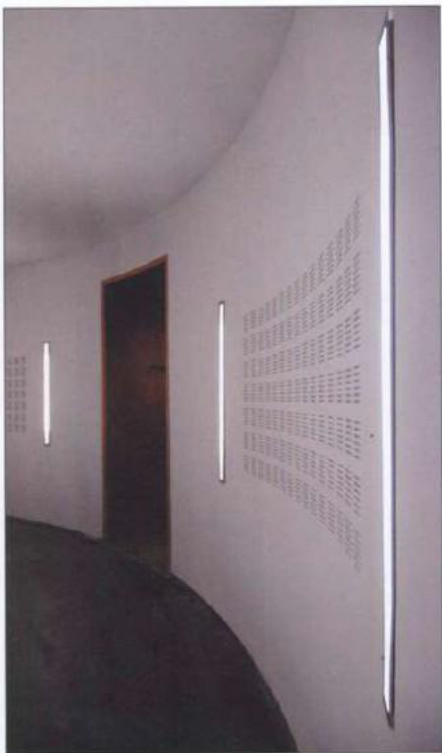


3 apartments - floor plan





Cross section



Dorte Mandrup Arkitekter ApS

Jægersborg Water Tower

PHOTOGRAPHS:
TORBEN ESKEROD
JENS MARKUS LINDHE

Dorte Mandrup Arkitekter ApS were the winners of a competition to convert Jægersborg Water Tower into a mixed-use building with residential apartments and a youth center. One of the challenges here was to create comfortable and efficient living spaces without taking too much away from the original aesthetic of the water tower.

On the upper floors, student housing units mark the perimeter of the existing structure, leaving the center as a common living area and storage space. There are two different types of apartment; one whose surface area measures 28 sqm (300sqft) and the other 32 sqm (350 sqft). Each unit is expressed by a protruding crystal-like add-on that brings daylight into the apartment, and offers unobstructed views to the surrounding landscape. Together, the crystals and the communal balconies add both a human scale, and a new sculptural layer that emphasizes the landmark character of the tower. The floor to ceiling windows further increase the entry of natural daylight and offer the inhabitants fantastic views over the city. They also serve to help heat the apartments on sunny winter days.

A series of terraces have been set at different positions around the tower. These have been located to make the most of the sunshine. Facing east is the morning "coffee" terrace, on the south side of the tower is the "sunbathing" terrace, whilst around to the west, catching the evening rays is the "sunset barbecue" terrace. The orange top section, which helps the tower to stand out as a prominent landmark, is a tank that supplies the building with water.

The lower floors are occupied by a youth center and contain several large multipurpose rooms. A combination of tall windows and colored panels create a varied pattern in the façade. Large garage-style doors on the ground floor open up to extend the active indoor space into the outdoor playground. This place is ideally located for an after-school recreational center. This connection with the local community allows the tower to become a landmark for the area that local residents can identify with.

Architecture:

Dorte Mandrup Arkitekter ApS

Landscape:

Marianne Levinsen Landscape

Consultants:

Acoustic consulting: BC Lyd

Engineer:

Hansen, Carlsen & Frølund A/S

Contractor:

E. Pihl & Søn A/S

Site area:

5,370 sqm (57,802 sqft)

Construction area / foot print:

310 sqm (3,337 sqft)

total floor area:

2,880 sqm (31,000 sqft)

Apartment type A:

28 sqm net. (301,4 sqft net.)

Apartment type B:

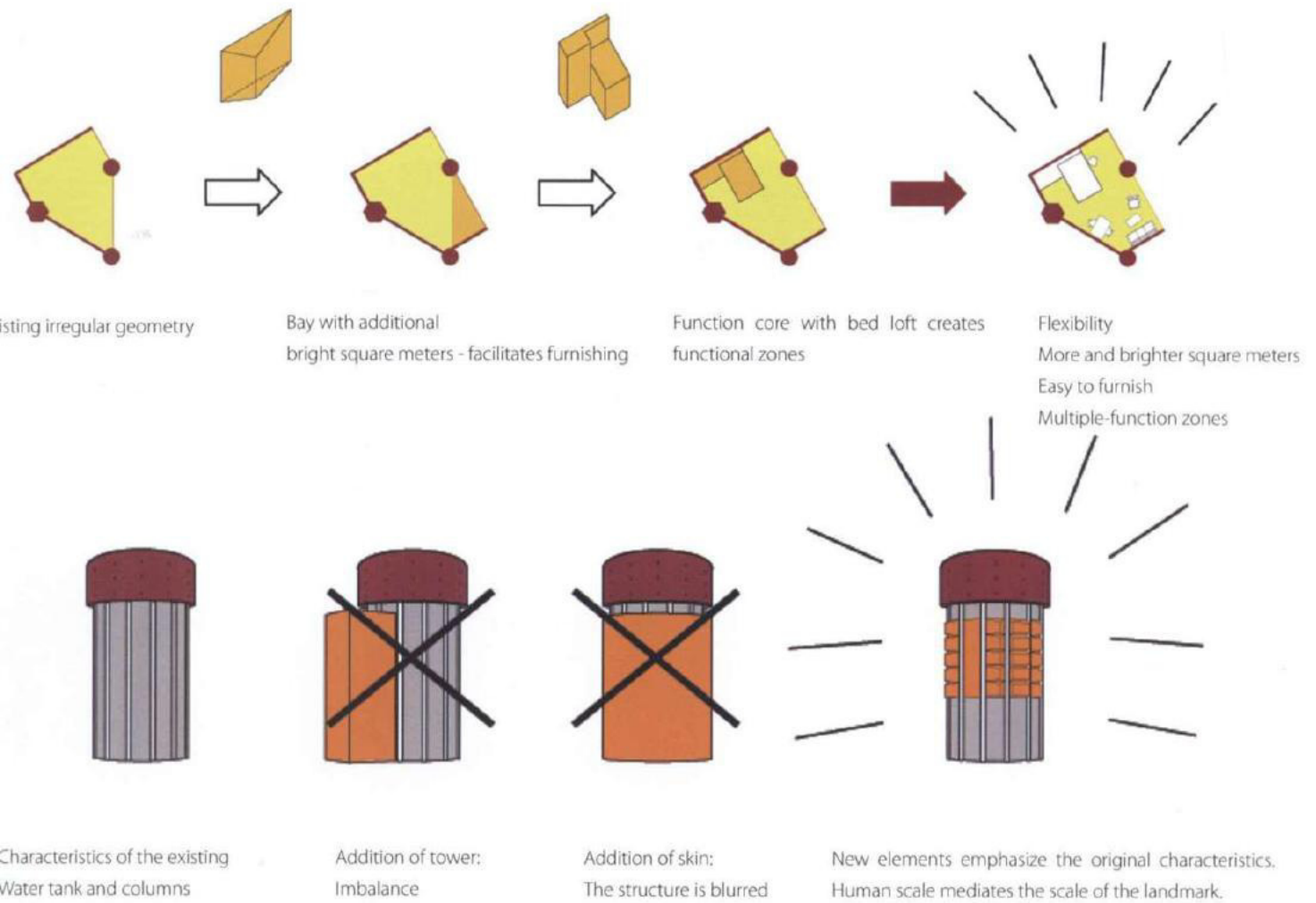
32 sqm net. (344,44 sqft net.)

Location:

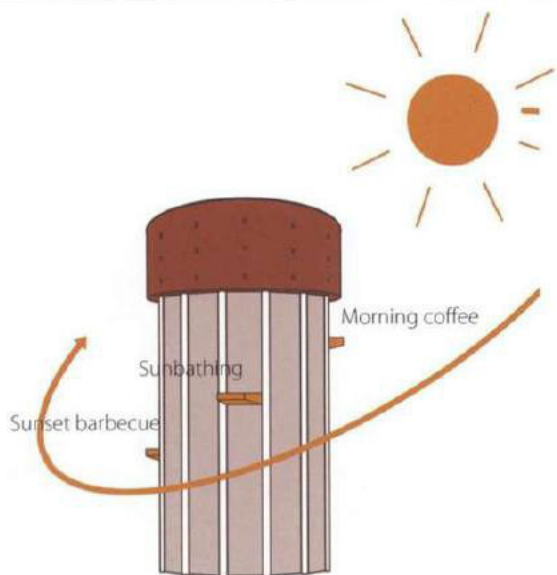
Gentofte, Denmark



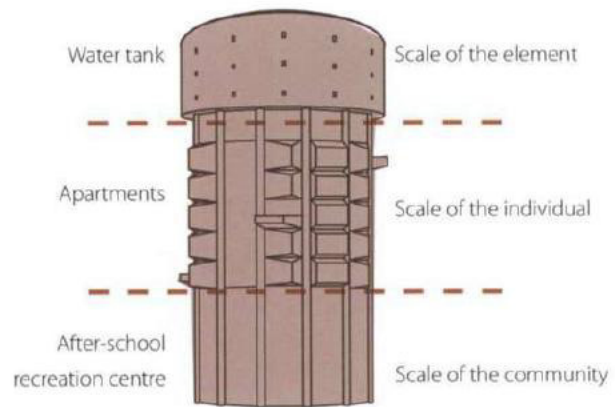




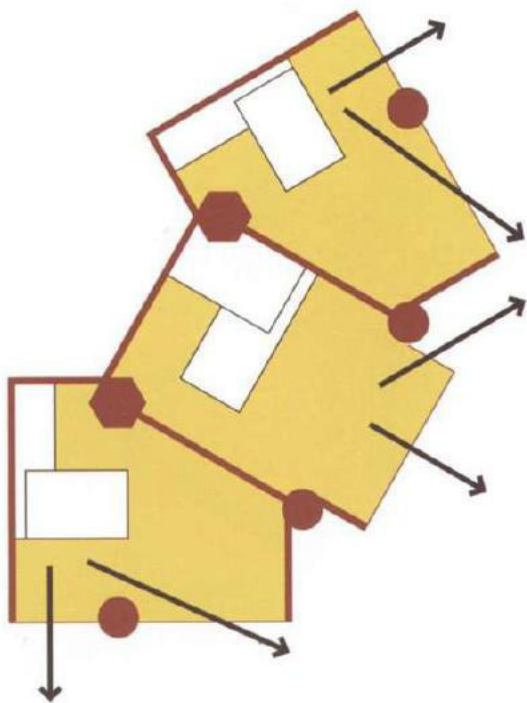




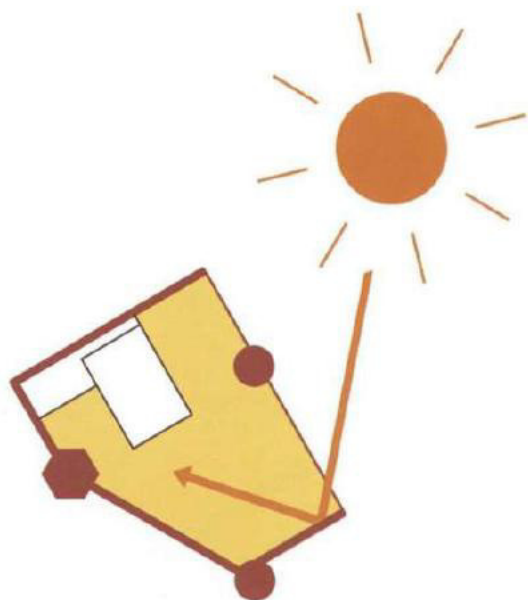
Terrace Sun Diagram



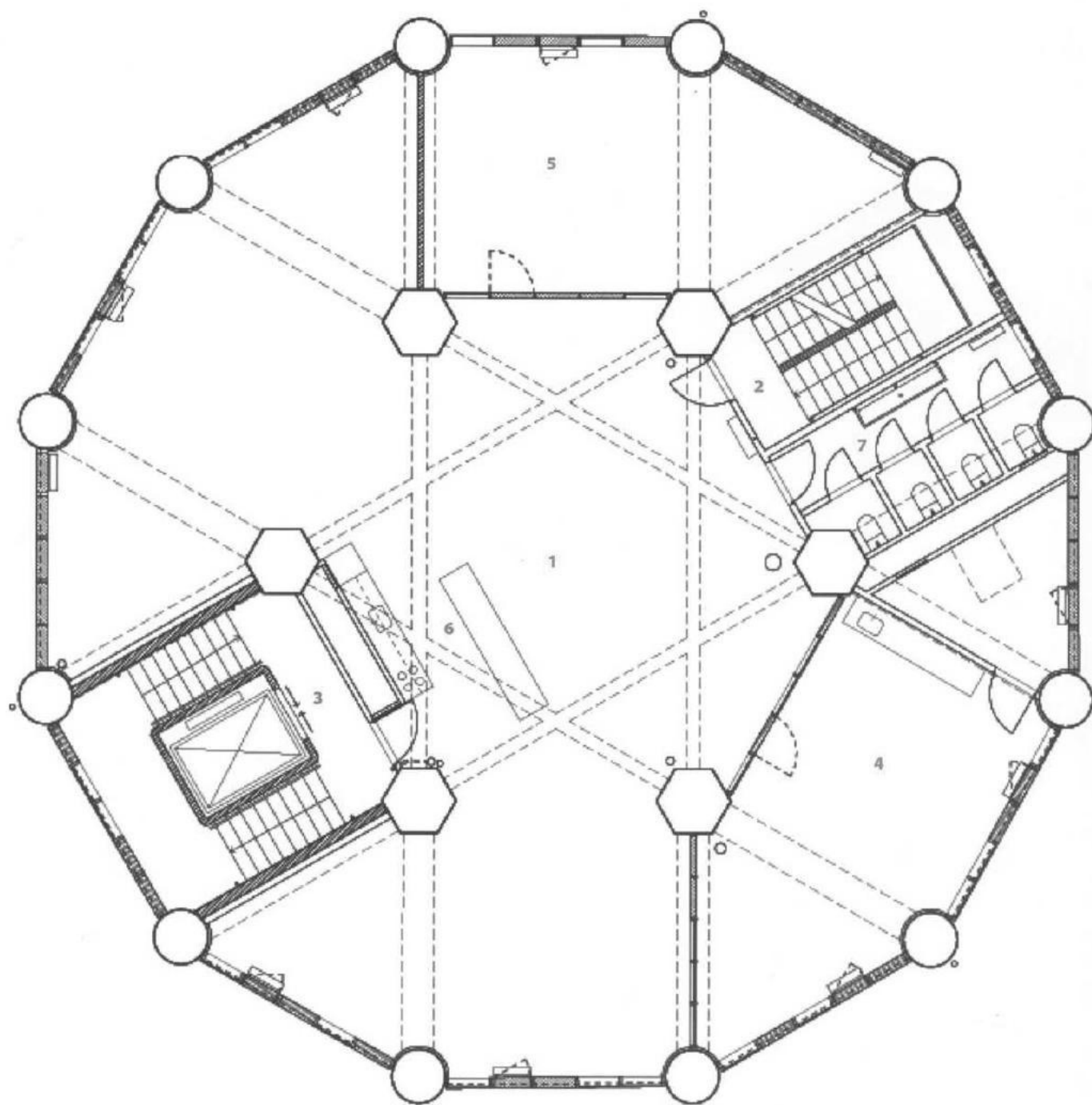
Function and scale in the architecture



View + Privacy

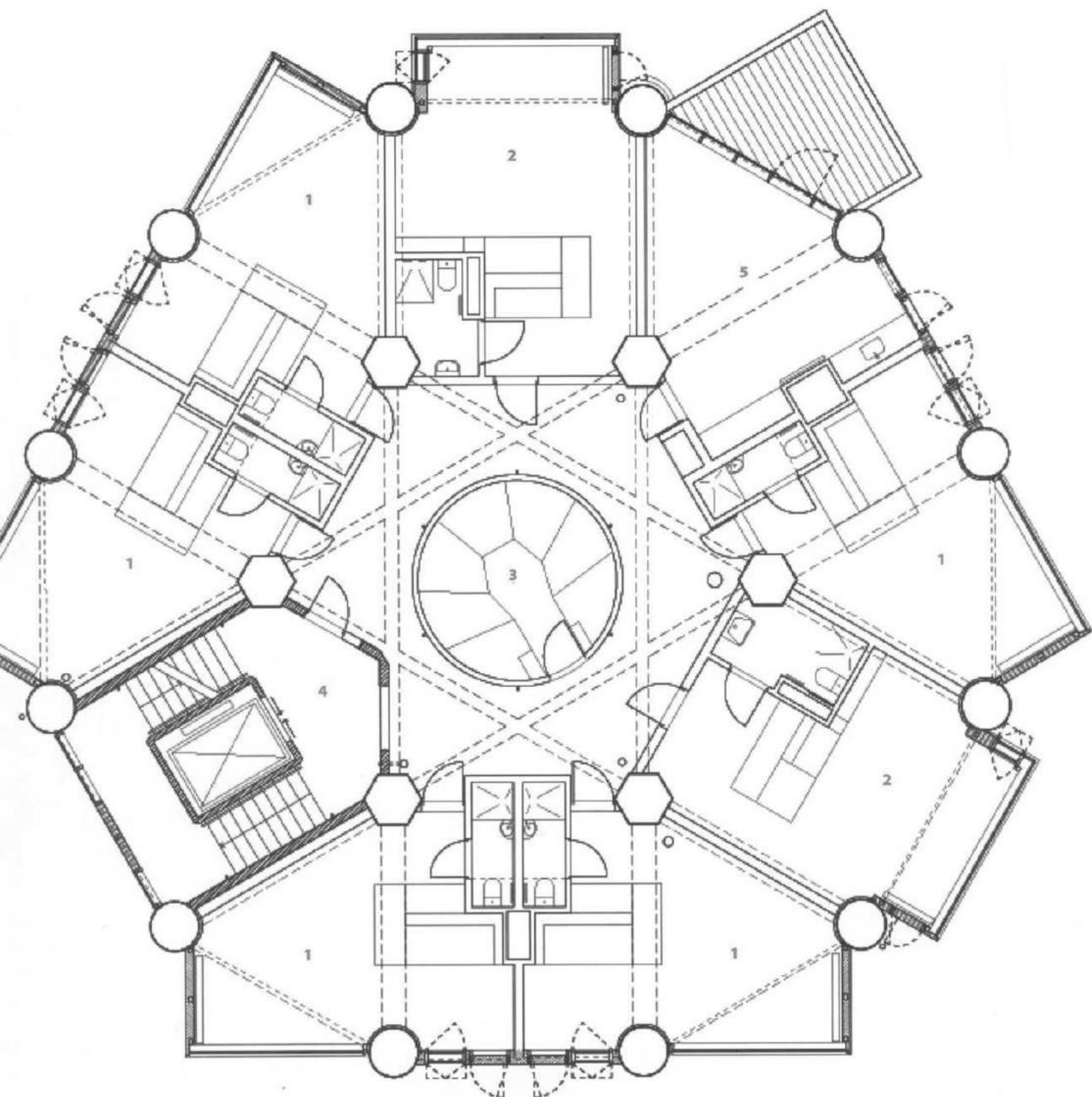


The solid side of the bays reflects sunlight into the apartment



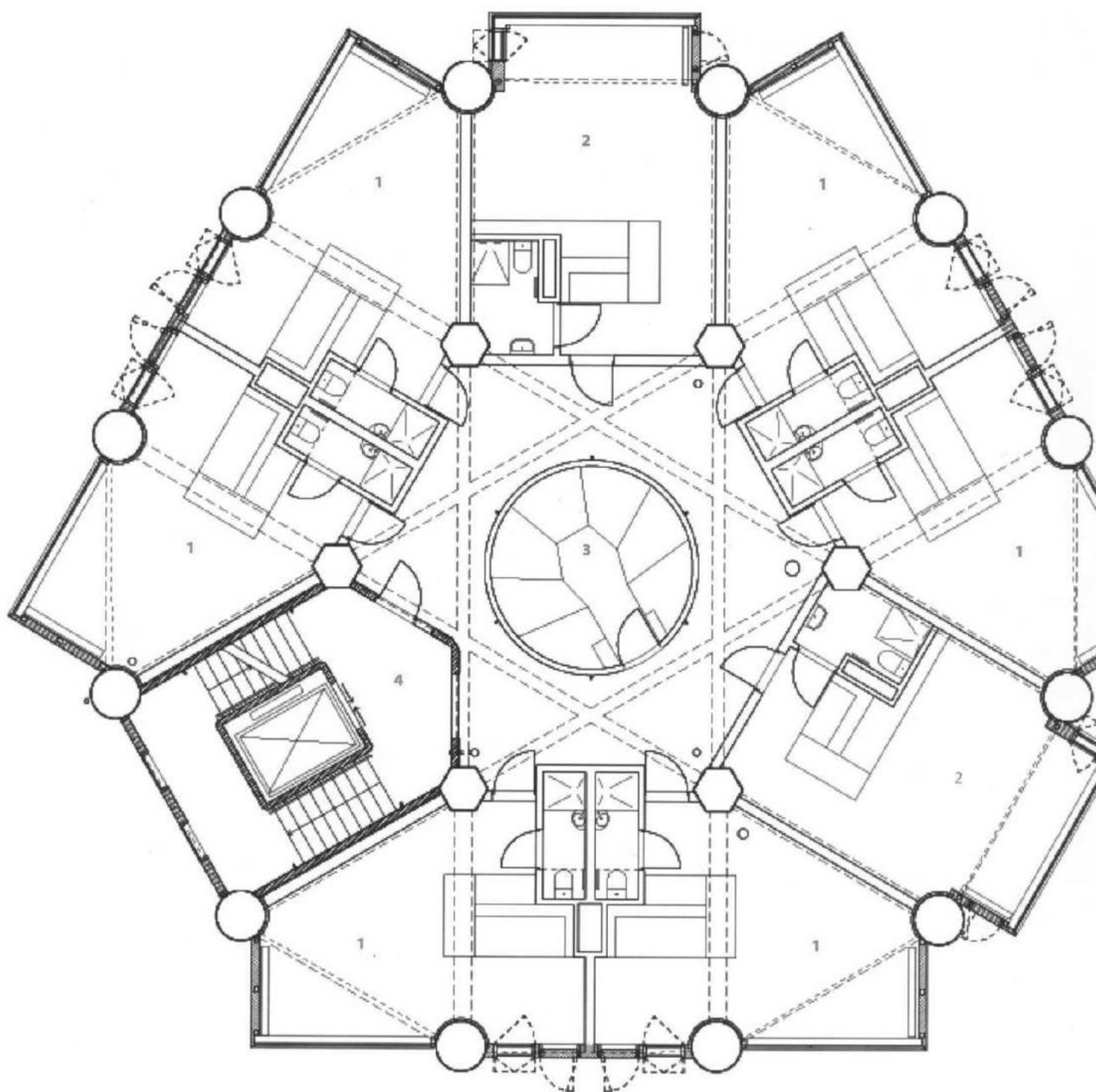
2nd FLOOR PLAN

1. Workroom and accommodation
2. Staircase
3. Elevator and staircase
4. Workroom facilities
5. Computer room
6. Kitchen and "bar"
7. Lavatory



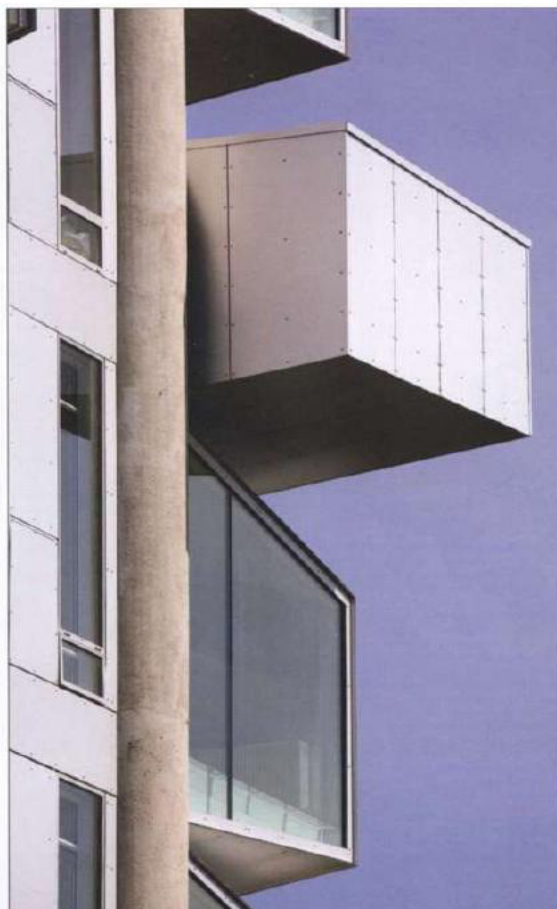
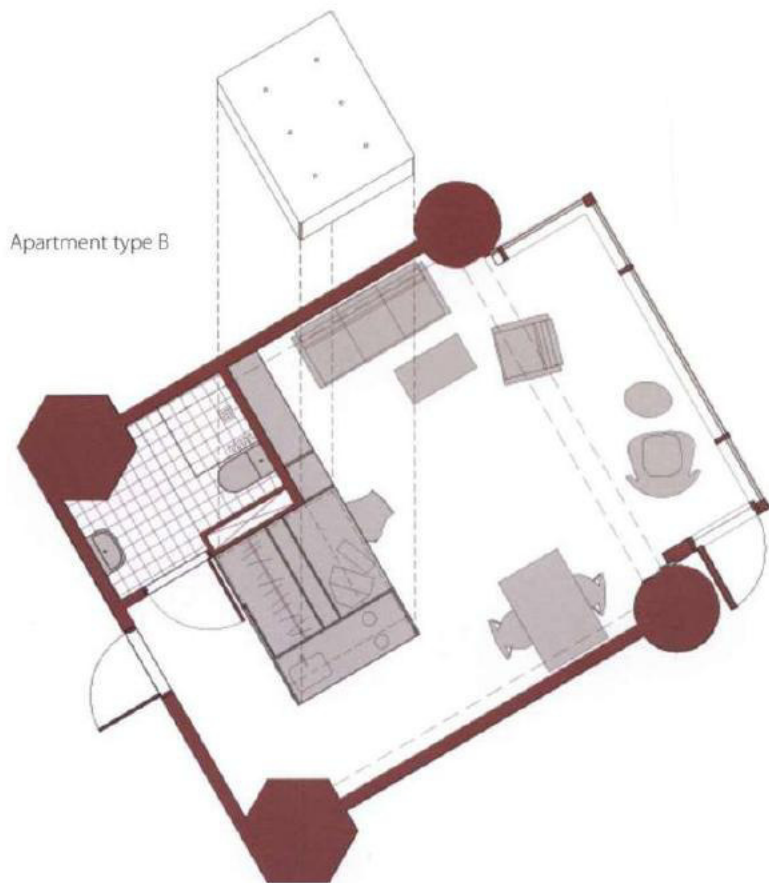
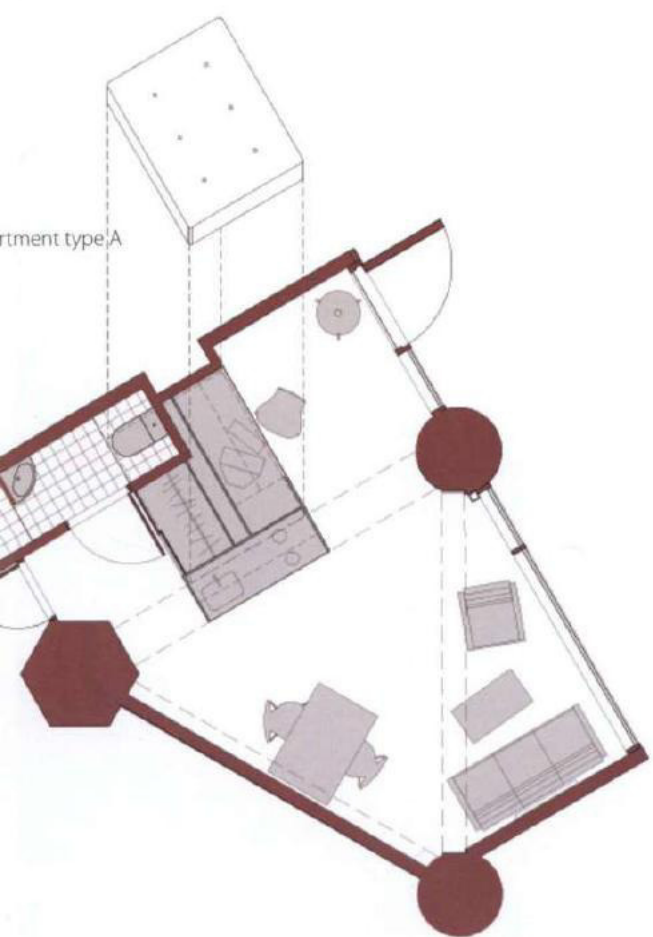
4th FLOOR PLAN

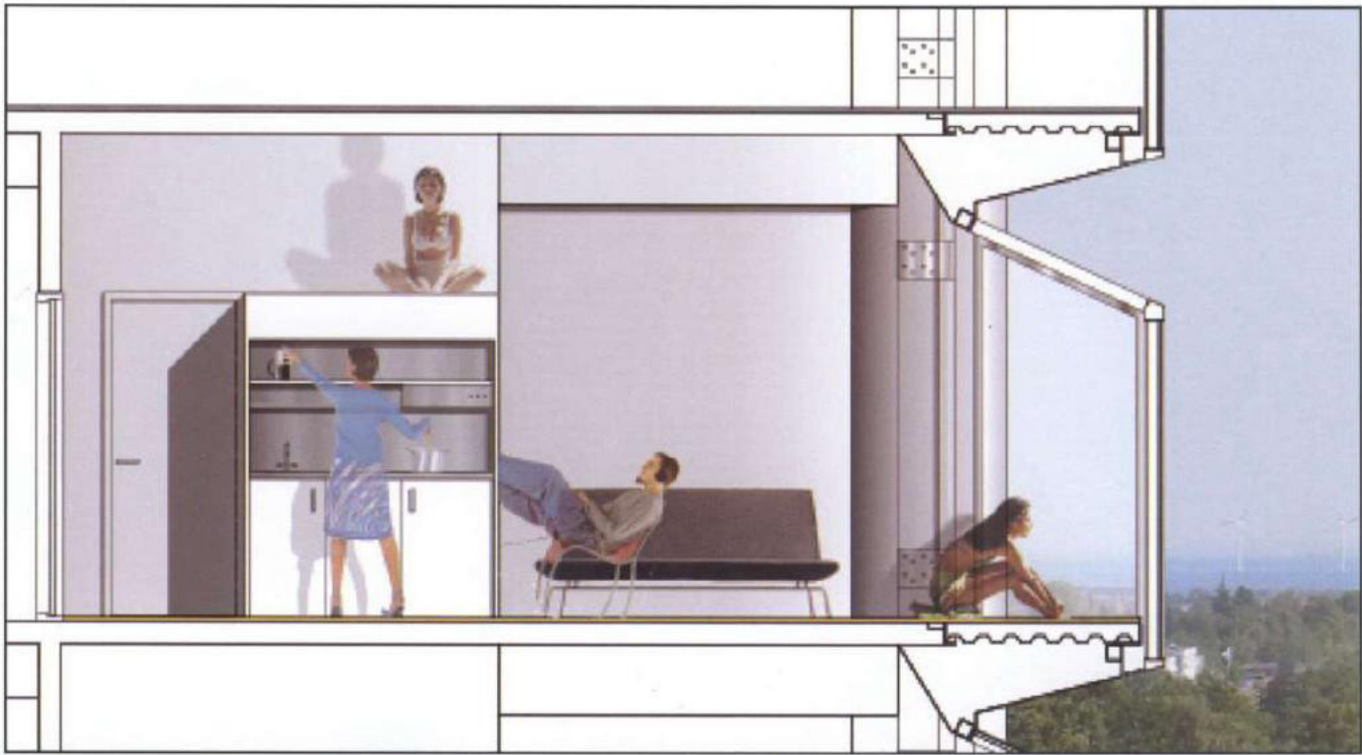
- 1. Apartment type A
- 2. Apartment type B
- 3. Storage
- 4. Lift and staircase
- 5. Community room
- 6. Balcony

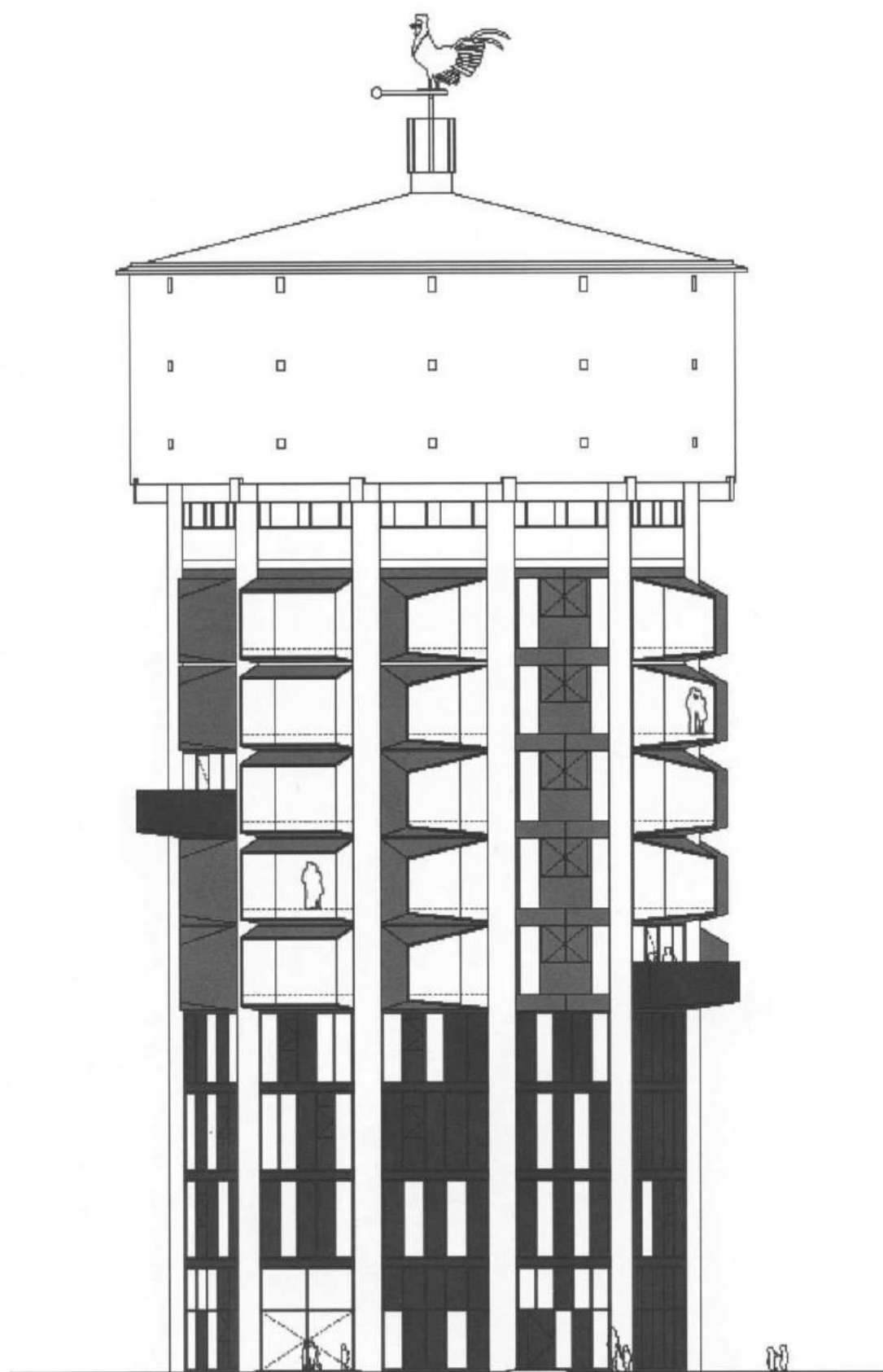


7th FLOOR PLAN

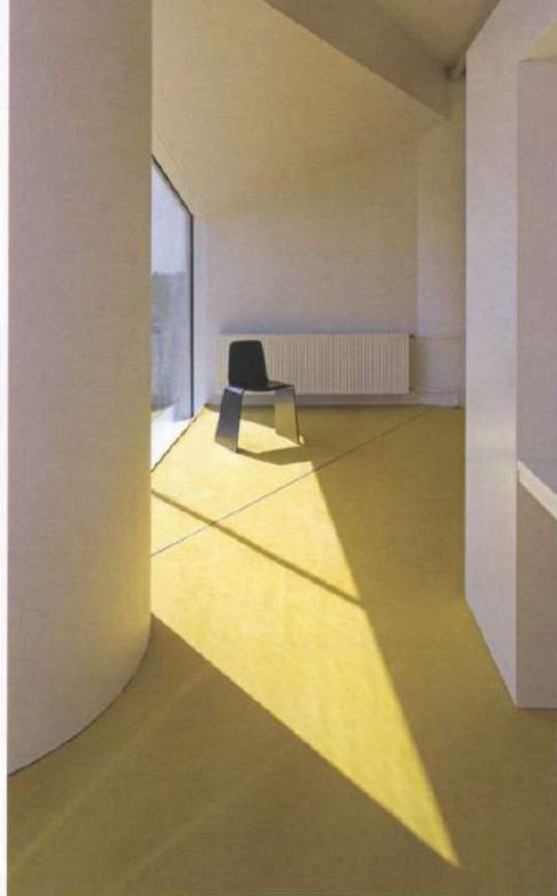
- 1. Apartment type A
- 2. Apartment type B
- 3. Storage
- 4. Lift and staircase

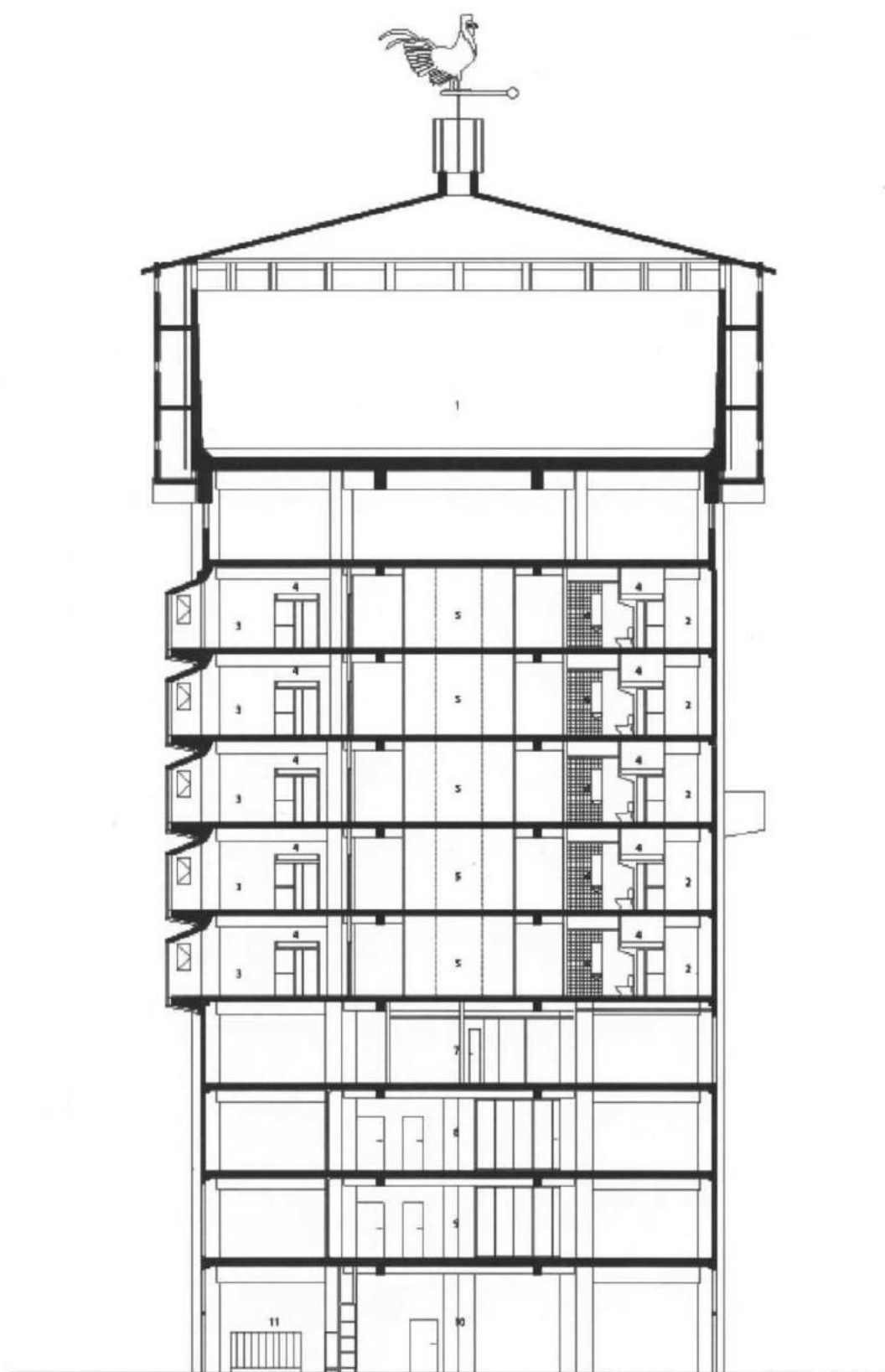






East façade





Section 1

HVDN architecten

Het Kasteel

PHOTOGRAPHS:

HVDN ARCHITECTEN / LUUK KRAMER /
JOHN LEWIS MARSHALL / JEAN-PIERRE JANS

Sites for housing in Amsterdam have become a rare commodity, and those that are left present complex requirements such as problematic noise, security issues and air quality conditions. Het Kasteel (The Castle) lies in a new residential area that is situated in the eastern part of Amsterdam and posed a number of architectural challenges.

The building stands besides a large railroad shunting yard, so one of the requirements of the brief was the creation of a sound baffle. This has led to Het Kasteel taking on a unique façade. The building is enveloped in a glazed skin of panels that are slightly angled to each other. This artifice lends the building the appearance of a gigantic crystal, thereby creating an icon for the area that functions as a calling card for the city.

The building consists of a 45 m (148 ft) high tower which stands on a four to five-story base. An internal courtyard can be accessed by pedestrians and cyclists via a bridge. On this half-open wooden deck are the entry halls to all the apartments, which are visible through colored glazed walls that serve as lanterns for the inner court at night. The housing options vary in size and typology, from single-floor apartments to upstairs-downstairs dwellings. There are also gallery apartments and tower apartments, with spectacular views. Despite the noise issue the architects have managed to create an outdoor space for every dwelling and, through the development of a specialized façade system, all spaces are naturally ventilated. To combine a high level of sound insulation with aesthetics the team has chosen glazed boxes that can be attached to the outside of the apartments, thus creating a double façade with a cavity. The joints between the boxes enable the natural ventilation of the building. To create a warm sensation, the inner façade is clad in Loura Gamela wood. This extra façade significantly raised building costs, so it was decided to design the framework to be as simple as possible, thus allowing the remaining budget to be invested in generating high quality dwellings.

Underneath the wooden deck of the inner court is a parking garage which allows cars to be parked out of sight. The garage is designed like an entry hall with wooden walls, trees and daylight which filters in through the ceiling.

Architecture:

HVDN architecten

Developers:

Synchroon and Heddes Bouw BV

Team:

Arie van der Neut, Albert Herder, Vincent van der Klei, Monika Pieroth, Pascal Bemelmans

Structural Engineering:

Jean-Marc Saurer, Vincent van der Klei

Completion date:

2008

Cost:

€ 17,000,000

Site area:

5,200 sqm (55,970 sqft)

Total floor area:

20,070 sqm (216,000 sqft)

Location:

Amsterdam, the Netherlands





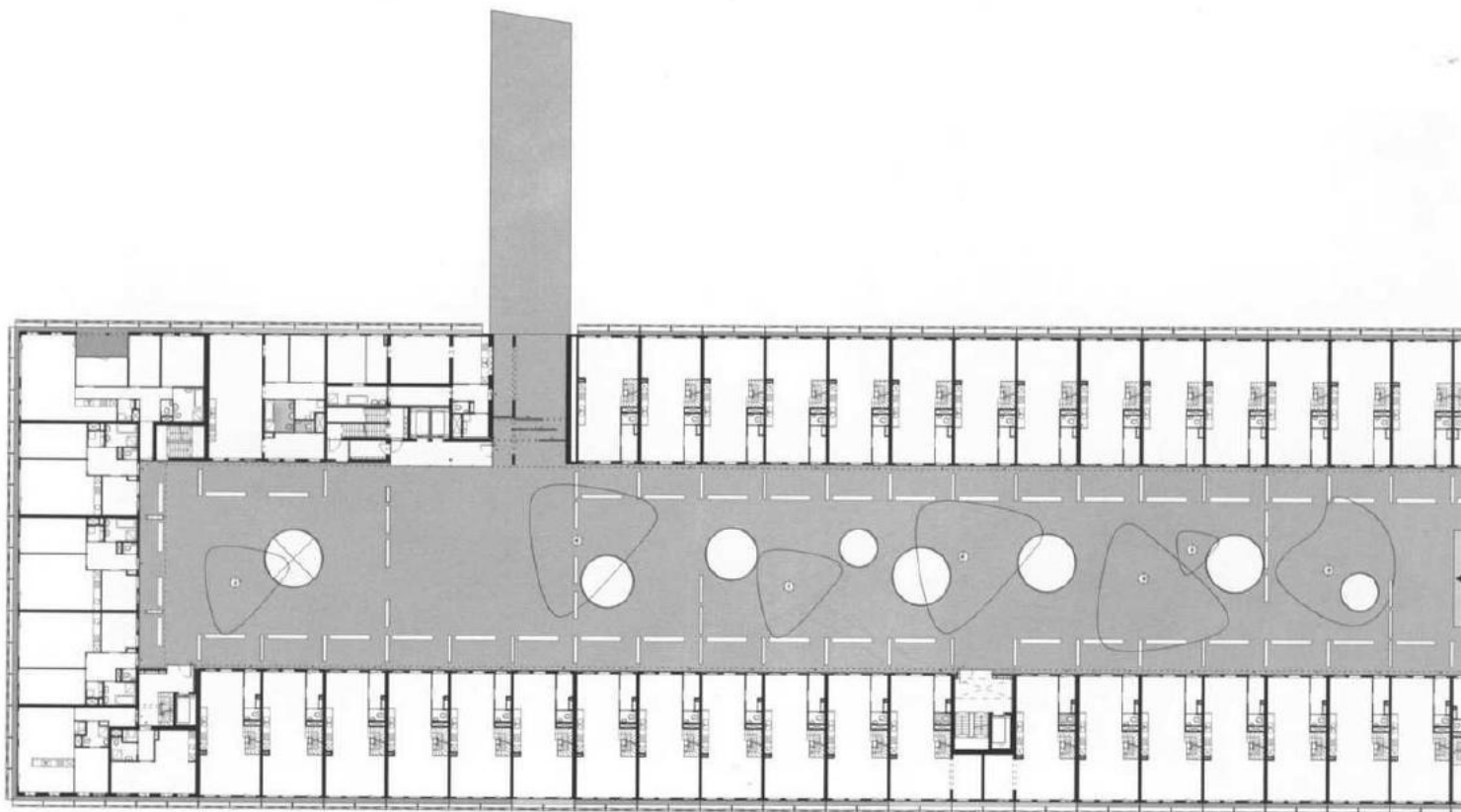
The building stands besides a large railroad shunting yard, so one of the requirements laid out in the brief was the creation of a sound baffle.



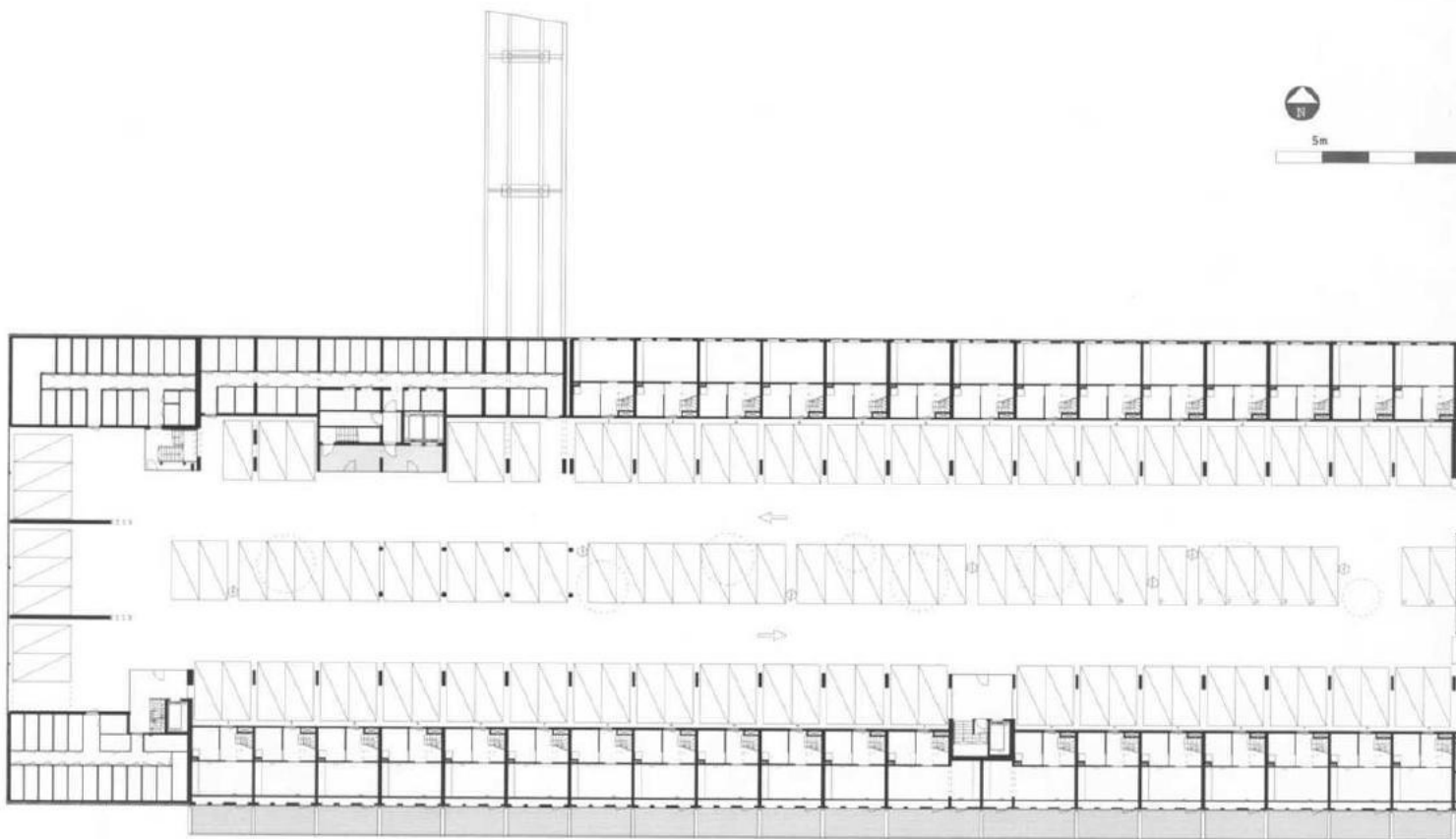
© John Lewis Marshall



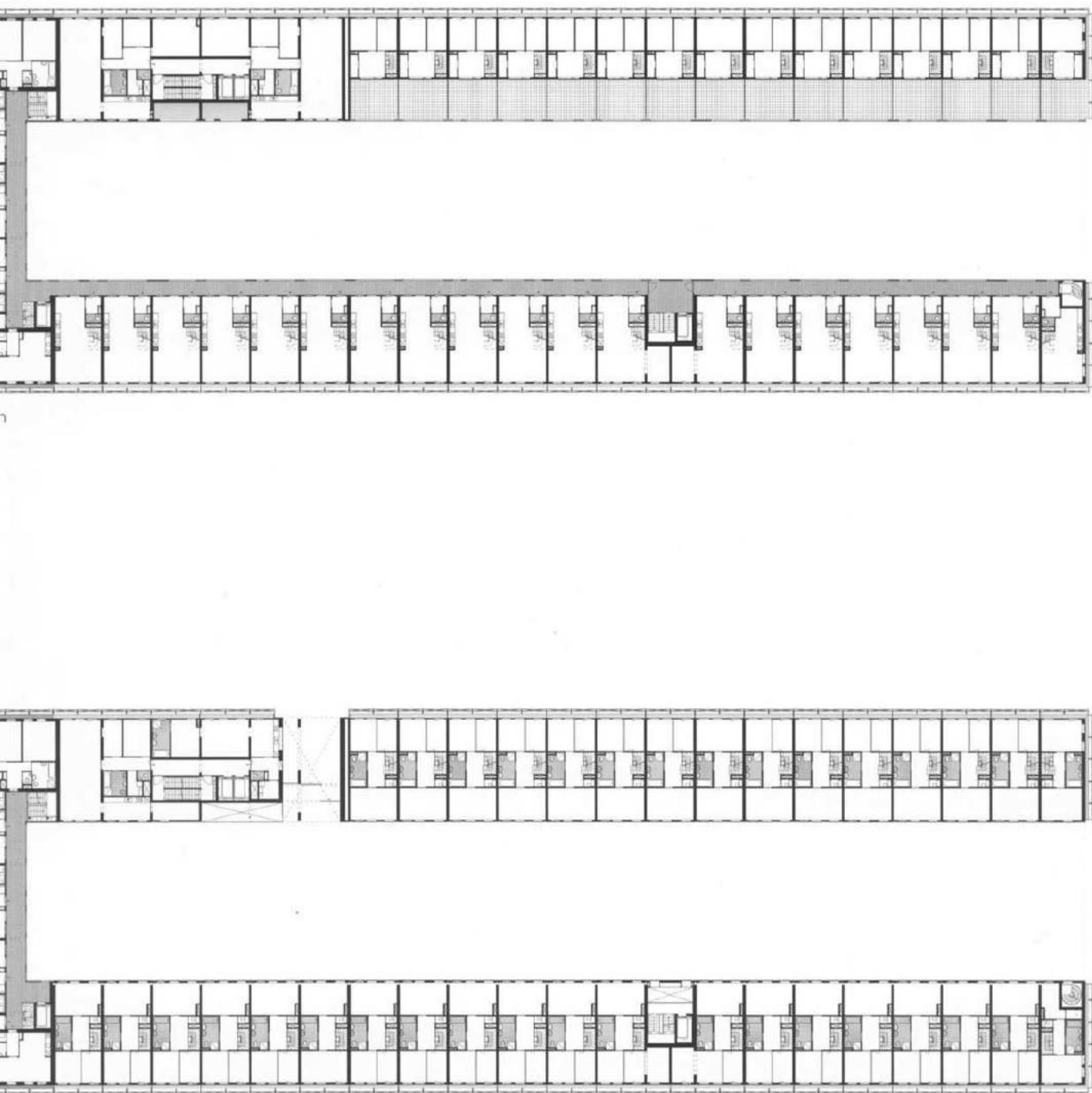




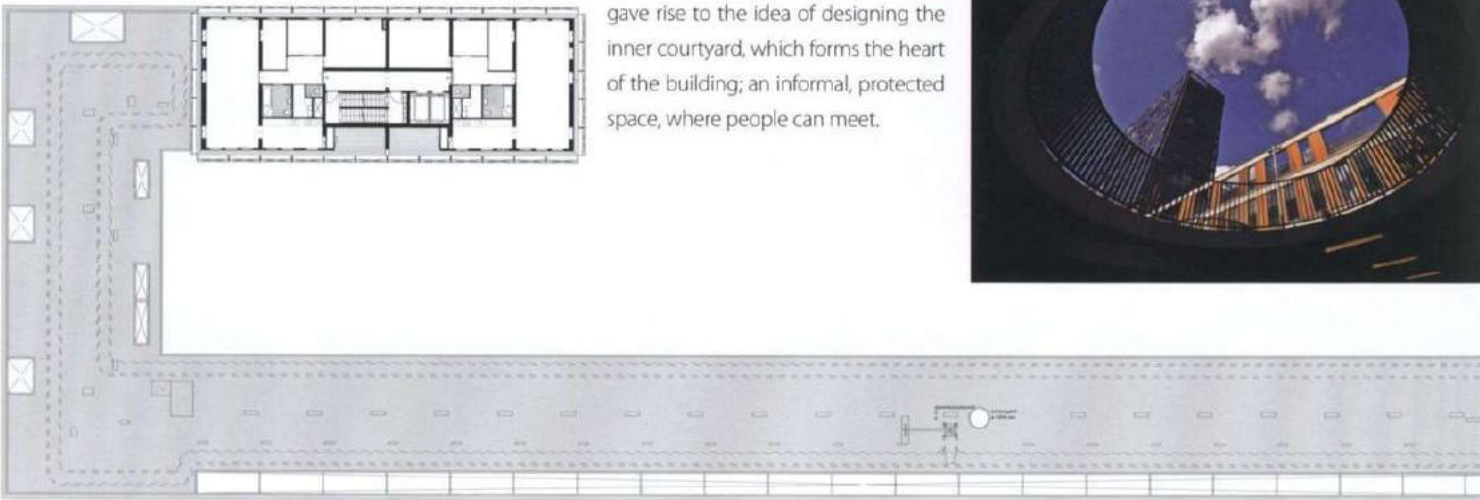
Ground floor plan



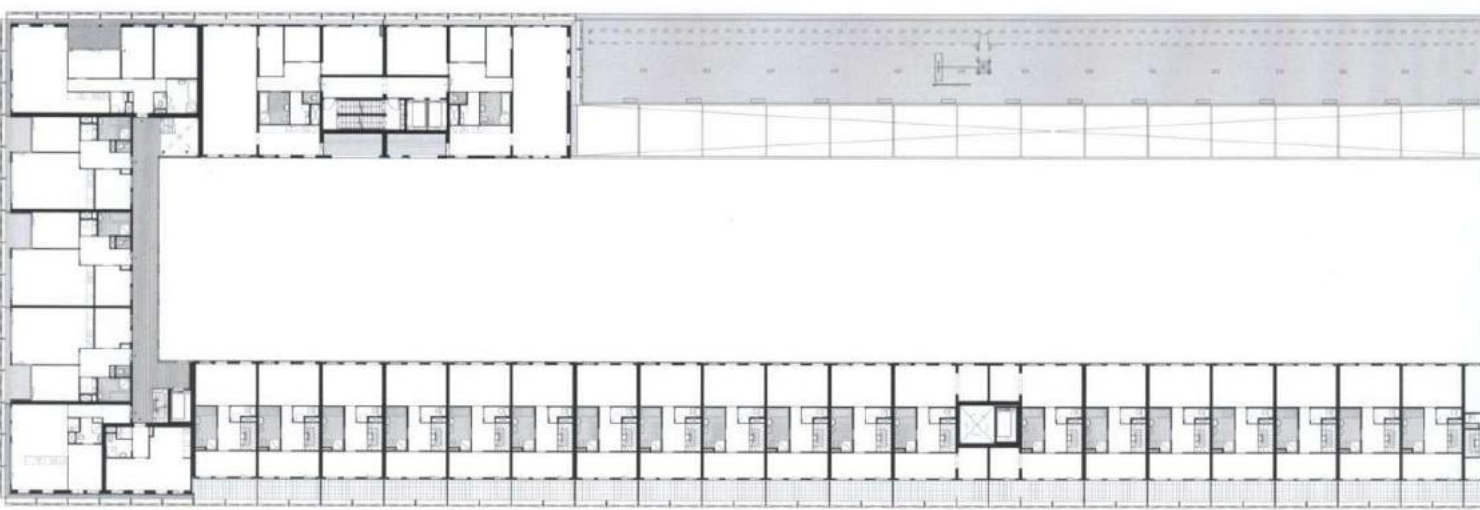
Basement floor plan



The building's design had to stimulate social and interpersonal relationships between the inhabitants. This concept gave rise to the idea of designing the inner courtyard, which forms the heart of the building; an informal, protected space, where people can meet.

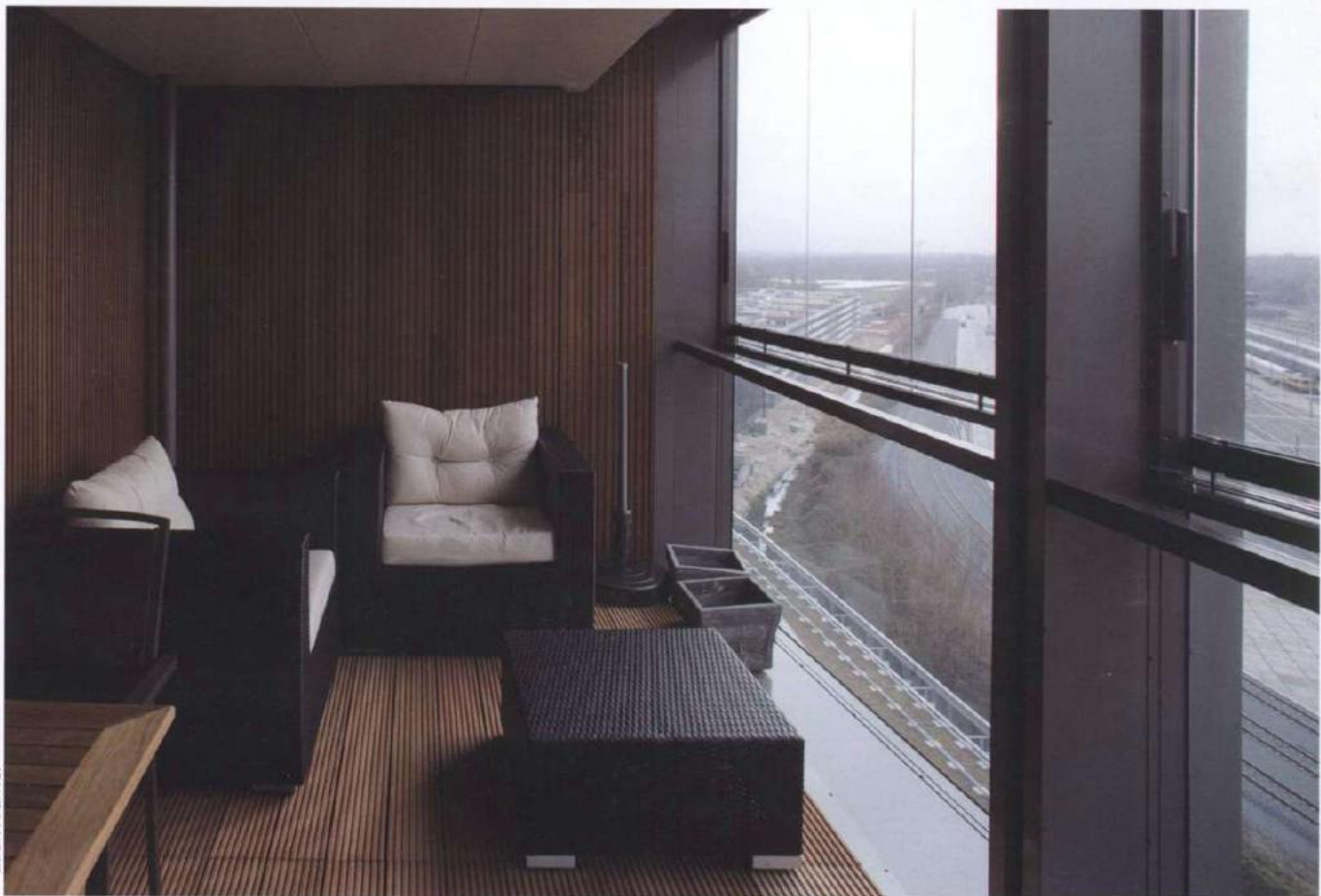
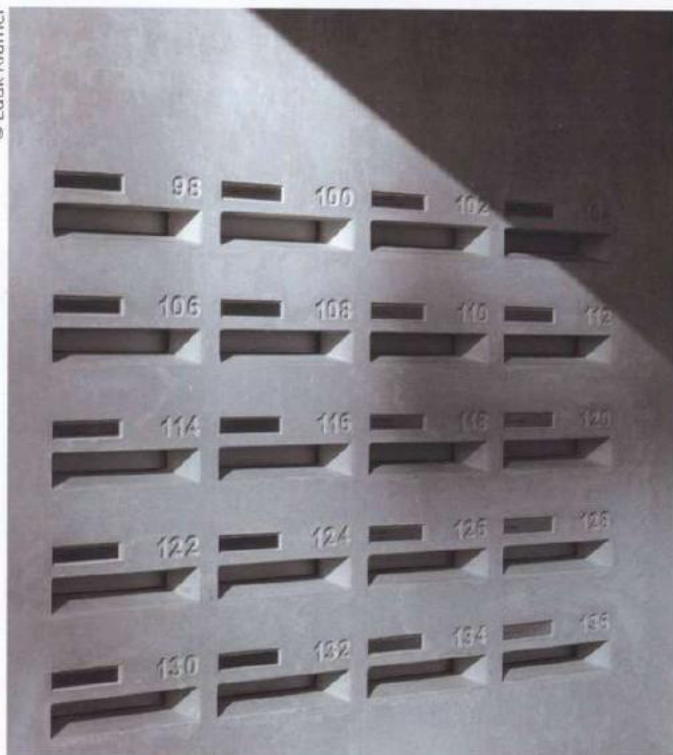


4th - 12th floor plan

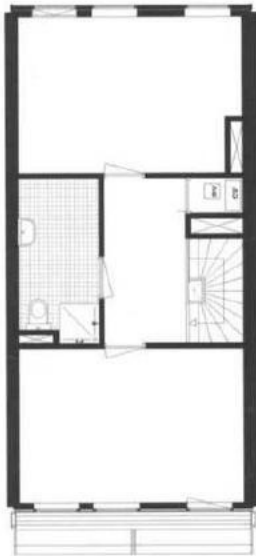


3rd floor plan

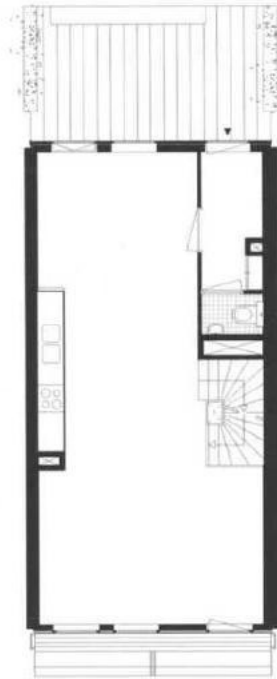




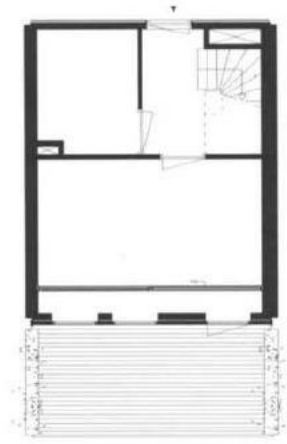
Ground level apartments



1st floor



Ground floor



Basement floor

Tower apartments 4th floor - roof



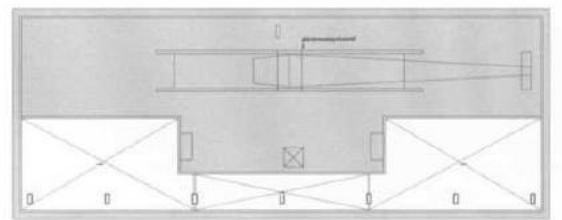
4th-12th floor



13th floor



14th floor



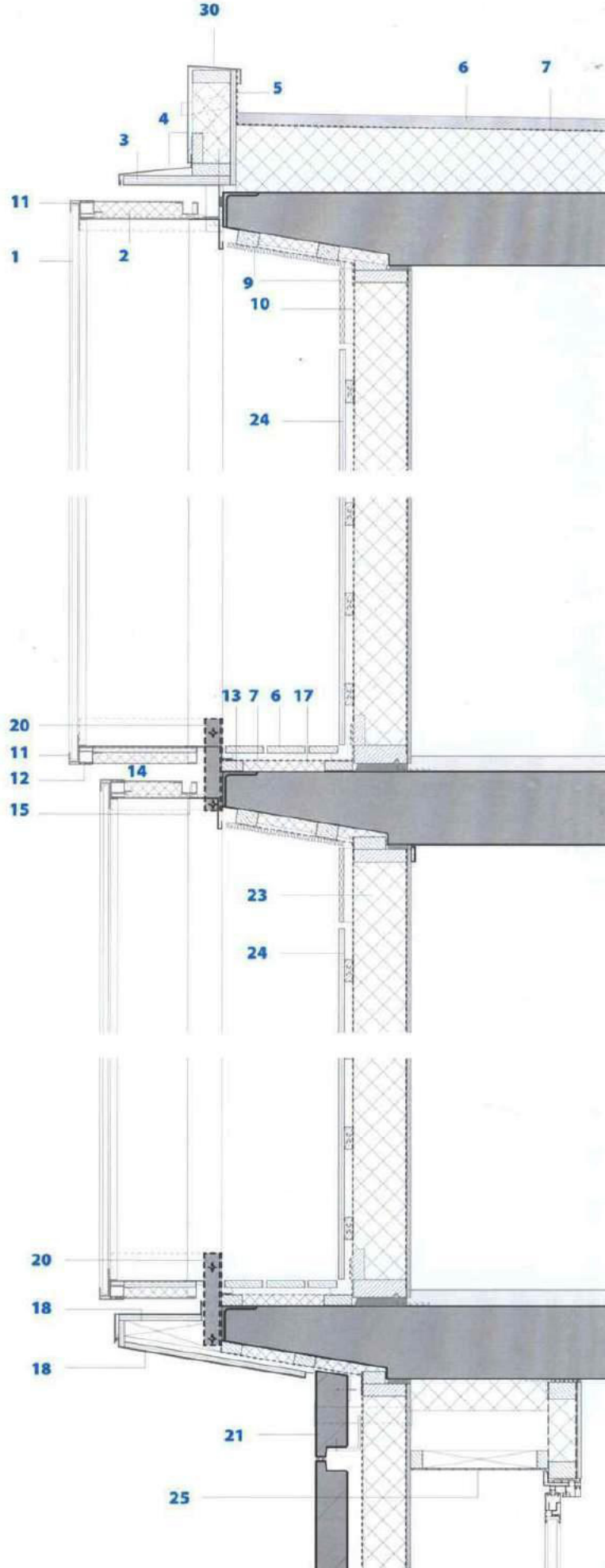
Roof

KEY TO FAÇADE DETAIL 1 & DETAIL 2

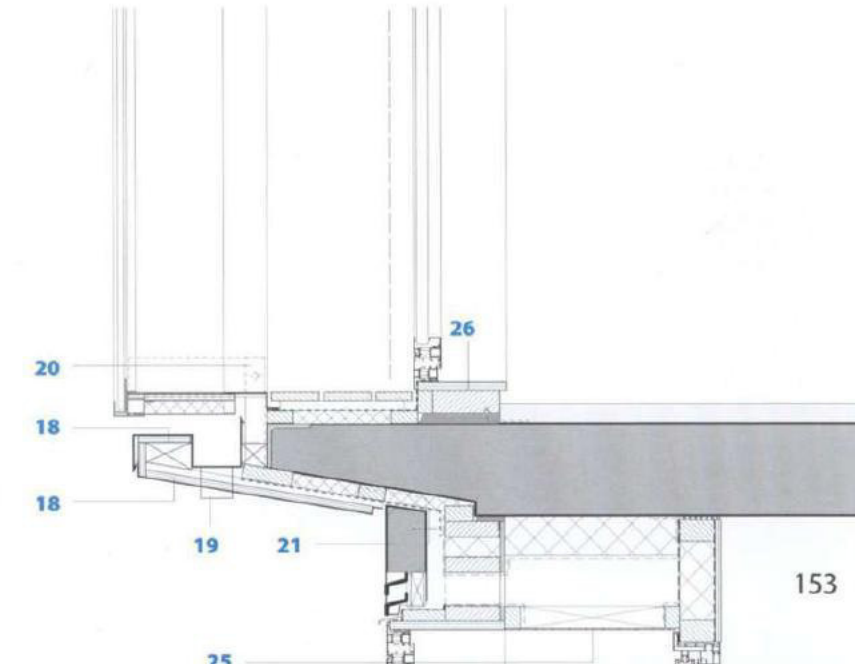
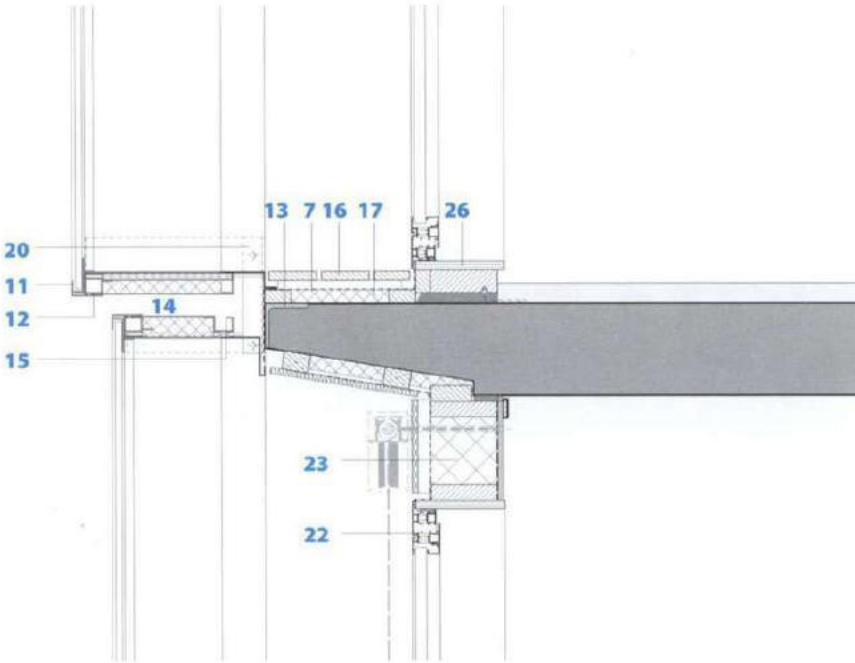
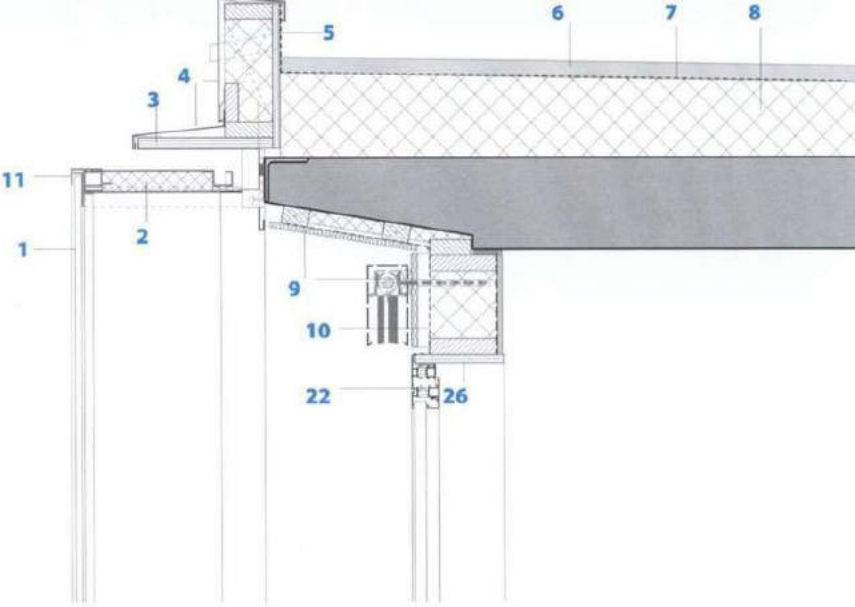
- 1. Laminated glazing, 8mm glass + two layers of 0,38 mm PVB + 8mm glass
- 2. Sandwich panel: outside - aluminum plate 2mm, partly perforated; acoustic insulation; aluminum plate 2mm
- 3. WBP plywood 25mm
- 4. Folded aluminum trim, color powder-coated
- 5. Plywood 18mm
- 6. Sedum moss
- 7. EPDM
- 8. Insulation
- 9. Cement board 8mm
- 10. Waterproof vapor-transmitting heat-reflecting layer
- 11. Aluminum trim
- 12. Aluminum extruded section
- 13. Steel angle
- 14. Sound-insulation cavity
- 15. Aluminum drainage section
- 16. Louro gamela wooden boards 120 x 22mm
- 17. Extruded insulation
- 18. Plywood 18mm, covered with 2mm aluminum folded trim
- 19. Aluminum drip
- 20. UPN 120 coupling profile
- 21. Prefab concrete
- 22. Aluminum window-frame
- 23. 12mm gypsum board on 38x170mm wooden battens, 160mm insulation
- 24. 18x145mm Louro gamela on timber frame
- 25. Perforated gypsum board on timber frame
- 26. Plywood board 22mm, painted
- 27. Acoustic insulation, 100mm
- 28. Rainwater drainage
- 29. Perforated butt plate, 2mm, for ventilation
- 30. 38 x 120mm wood batten, insulation 110mm



© Hvdn Architecten



The specially developed façade provides natural ventilation and refreshes the air in the apartments. By using the natural force of the heated air, the houses also remain cool in the summer.



WOHA

Tan Quee Lan Suites

PHOTOGRAPHS:

CONTRIBUTED BY WOHA

(ALBERT LIM, PATRICK BINGHAM-HALL)

The existing development was built in the late 1940s as a row of shophouses at the edge of an old vibrant city. This part of the city became desolate following the oil crisis in the '80s and Asian economic recession in the '90s but then received attention from the government when demand for urban living in Singapore increased in the early 2000s. New conservation guidelines have permitted the intensification of density in the area by allowing the building of higher blocks within a defined envelope resulting in a fascinating dialogue between the old and the new. There is a striking contrast between the solidity of the conserved traditional structure and the new light-weight living space, which is reflective and almost transparent.

The architects wanted the new development to inherit strong characteristics from traditional shophouses, i.e. private courtyard, ventilated window, and high elegant proportions. The old front façade was retained, restored and repaired, according to local authorities' conservation guidelines. Existing ventilation openings are fitted with operable frameless glass and acoustic seals to provide enclosure when required. Despite the density, 18 pocket courtyards were introduced between the existing front block and the new rear block in a zippered configuration, giving a mix of private and common courtyards that allow nature to be introduced into the hard urban surroundings, and offer the deepest floor plate apartments private internal views and cross ventilation. The new rear extension was treated quite differently from the conserved front portion. A metal skin was chosen as an envelope due to its flexibility, and the entire rear extension is wrapped in aluminum that can be controlled by the inhabitants to vary the amount of privacy, light, shade and air required. The skin-like gray metallic treatment of the new extension clearly distinguishes it from the traditional tectonic modeling of the old building. In contrast to the classic harmony of the preserved street front, the rear lane surroundings are filled with air conditioners, kitchen ducts, utility meters and rubbish bins, and the pristine gray metal volume distinguishes itself as an island of calm in this urban clutter. Although expressed in contemporary style, the design has a strong connection to traditional "shophouse" living – partitions that stop short of the ceiling to allow light to penetrate the deep plans, shuttered windows, screens and grilles to control the dense surroundings.

The generous floor-to-floor heights of the conserved building allowed the creation of tall, elegant proportions for the apartments. Six double-story, two-bedroom units with private courtyards follow the old shophouse divisions along the front façade. In the extension, the penthouse attic units are unique double-sided units with sliding doors opening to terraces on each side, with views over the conserved rooftops to the high-rise towers and the National Library.

Architecture:

WOHA

Location:

Singapore

© Albert Lim ▶





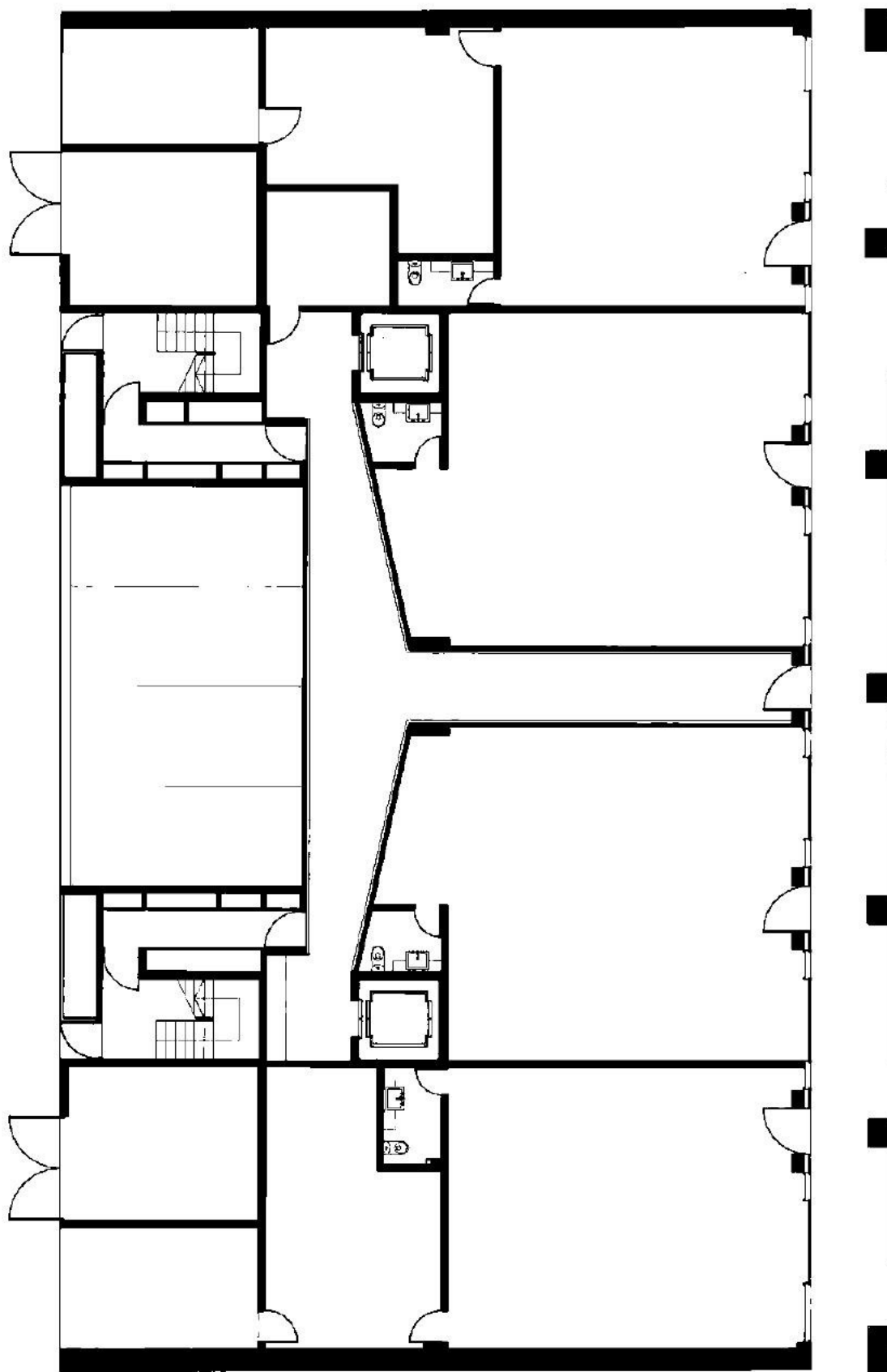
◀ © Patrick Bingham-Ha

▼ © Patrick Bingham-Ha



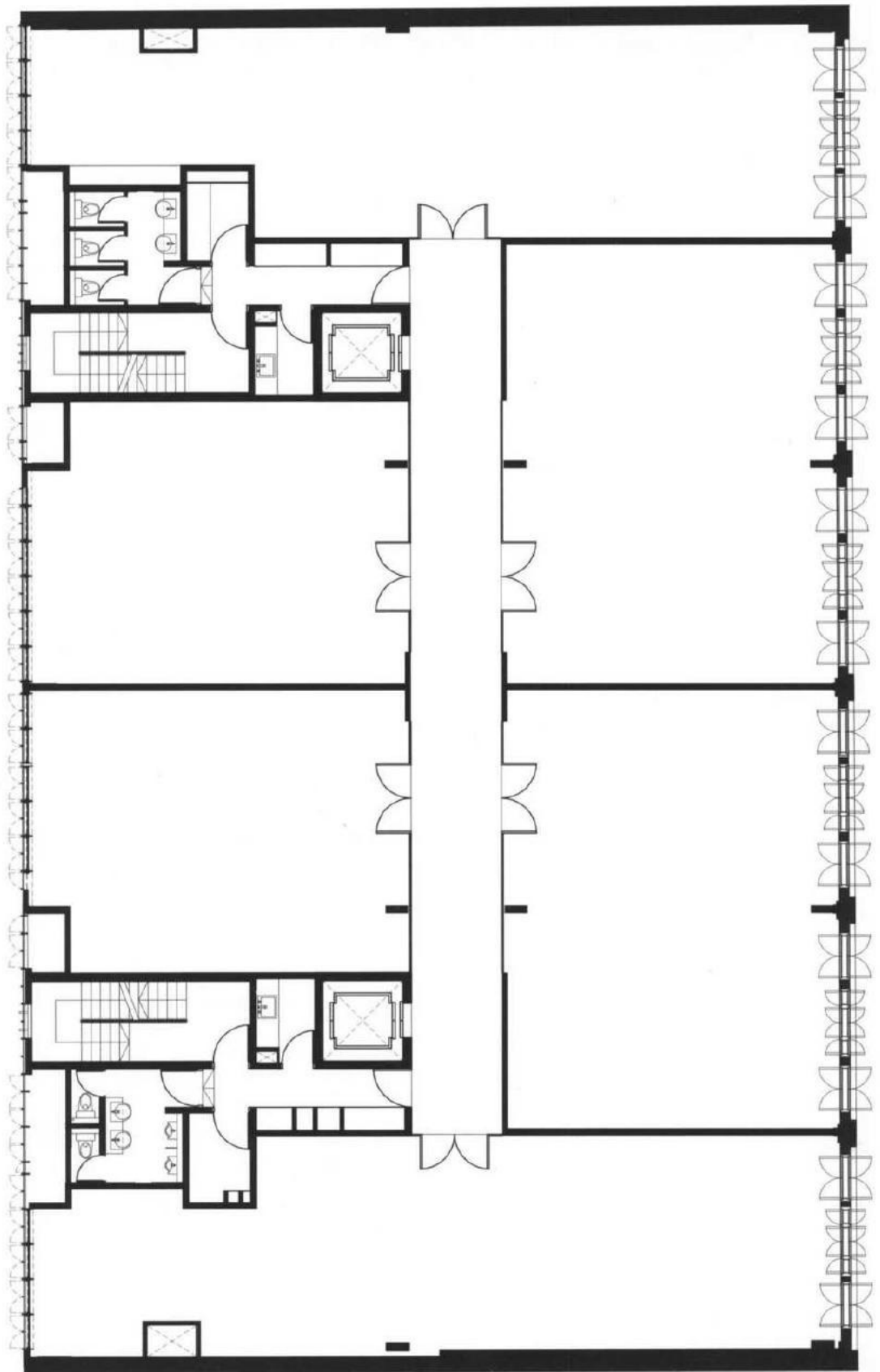
There is a striking contrast between the solidity of the conserved traditional structure and the new light-weight living space, which is reflective and almost transparent.

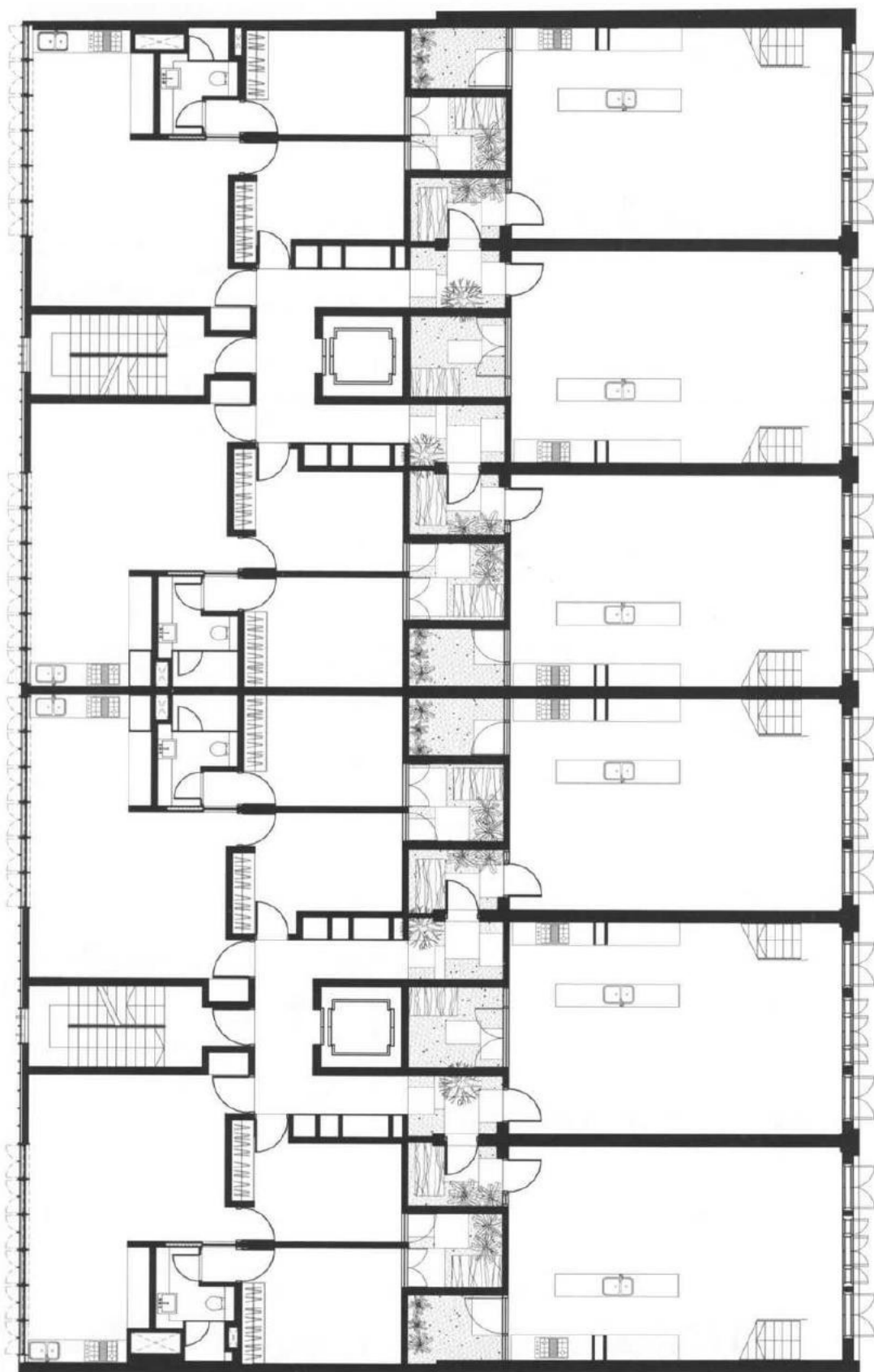




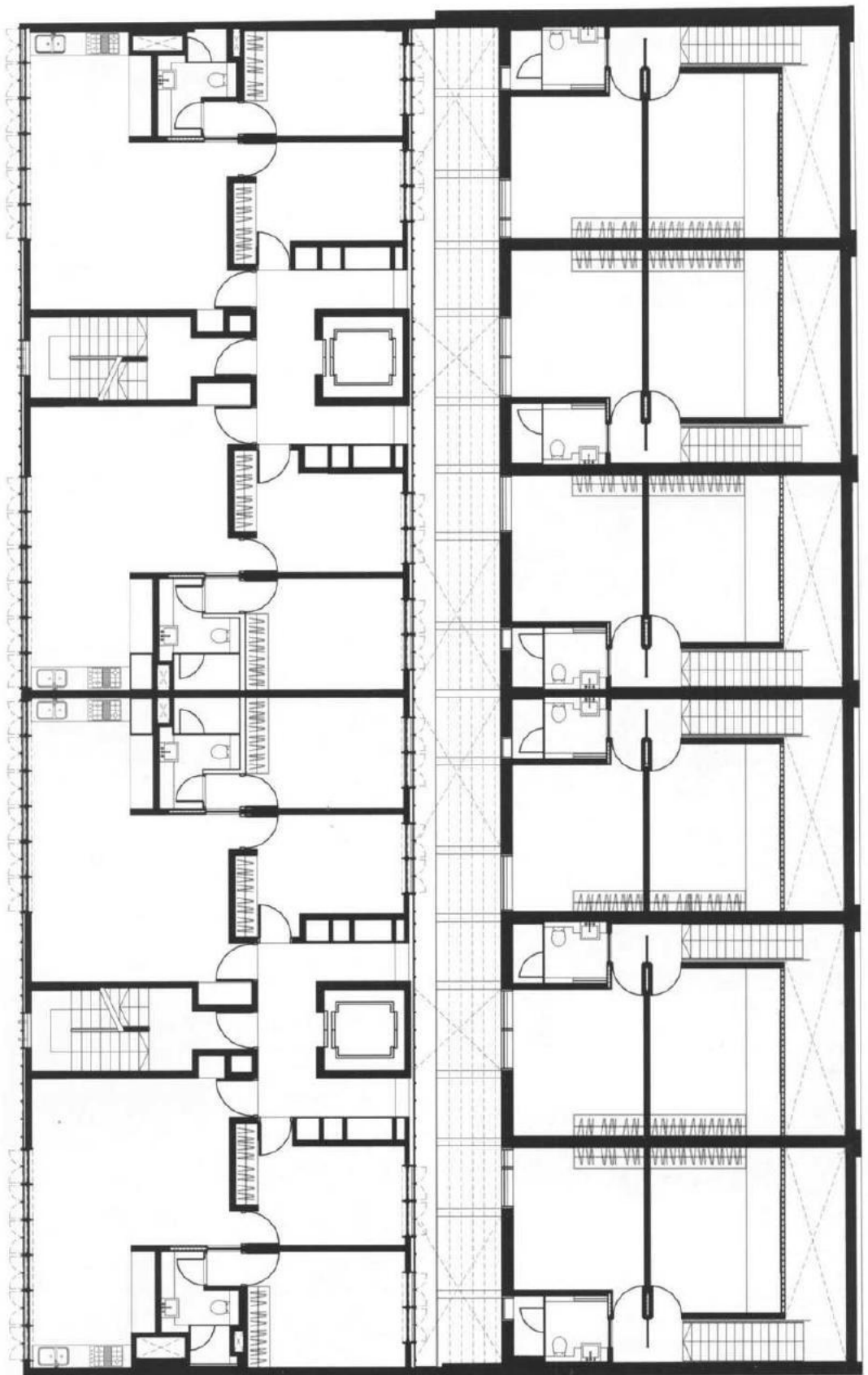
1st floor plan

2nd floor plan





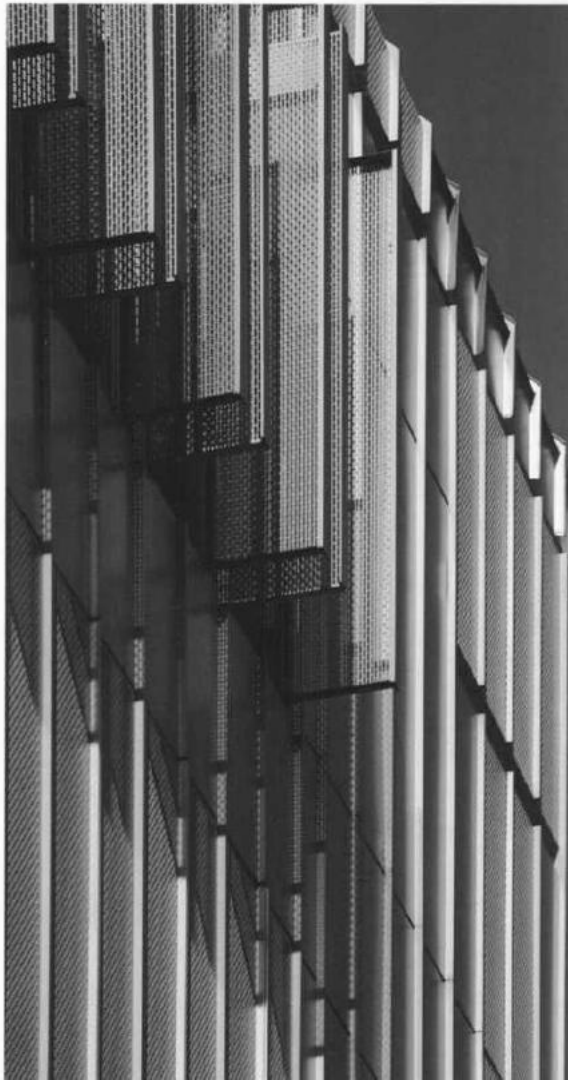
3rd floor plan



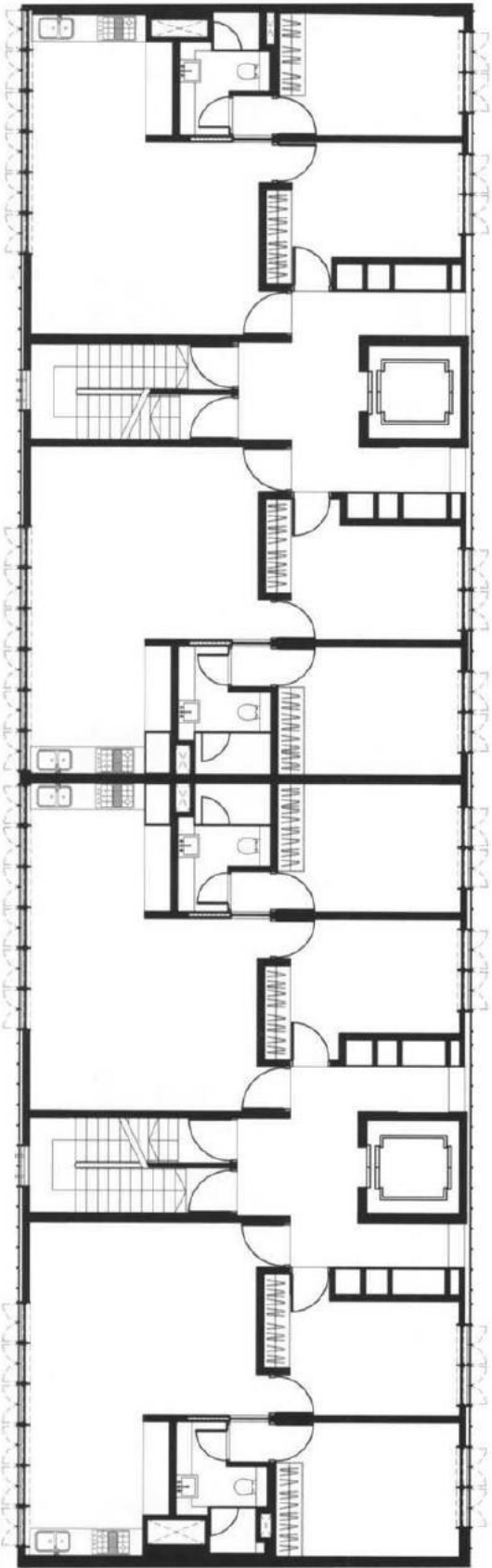
4th floor plan



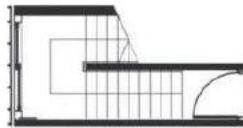
▲ © Patrick Bingham-Hall



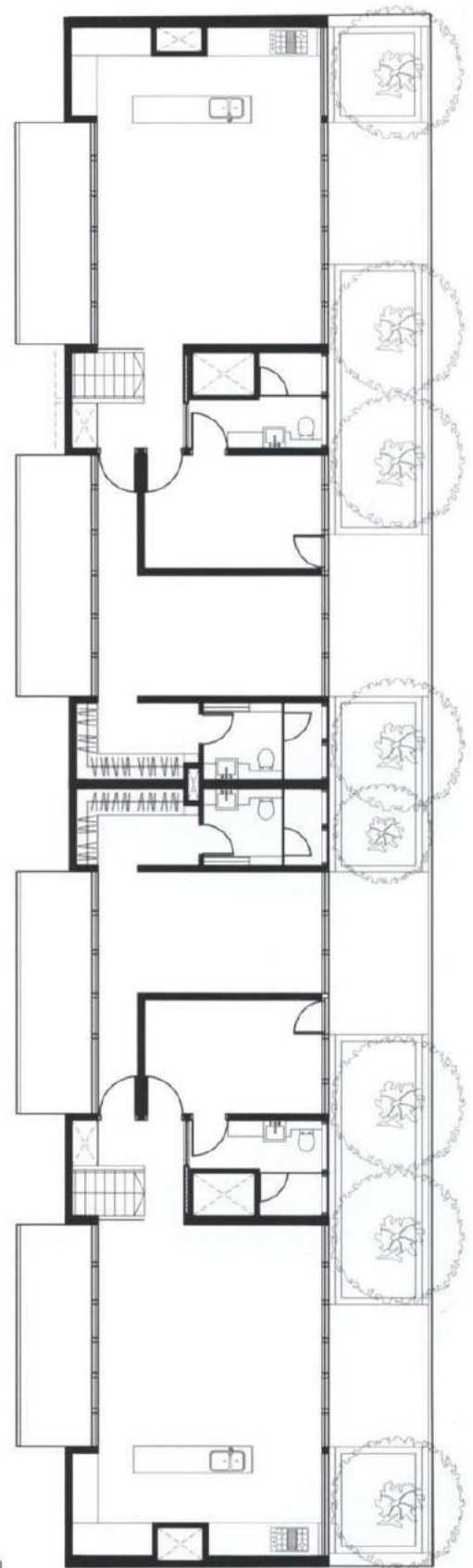
▲ © Albert Lim



5th floor plan

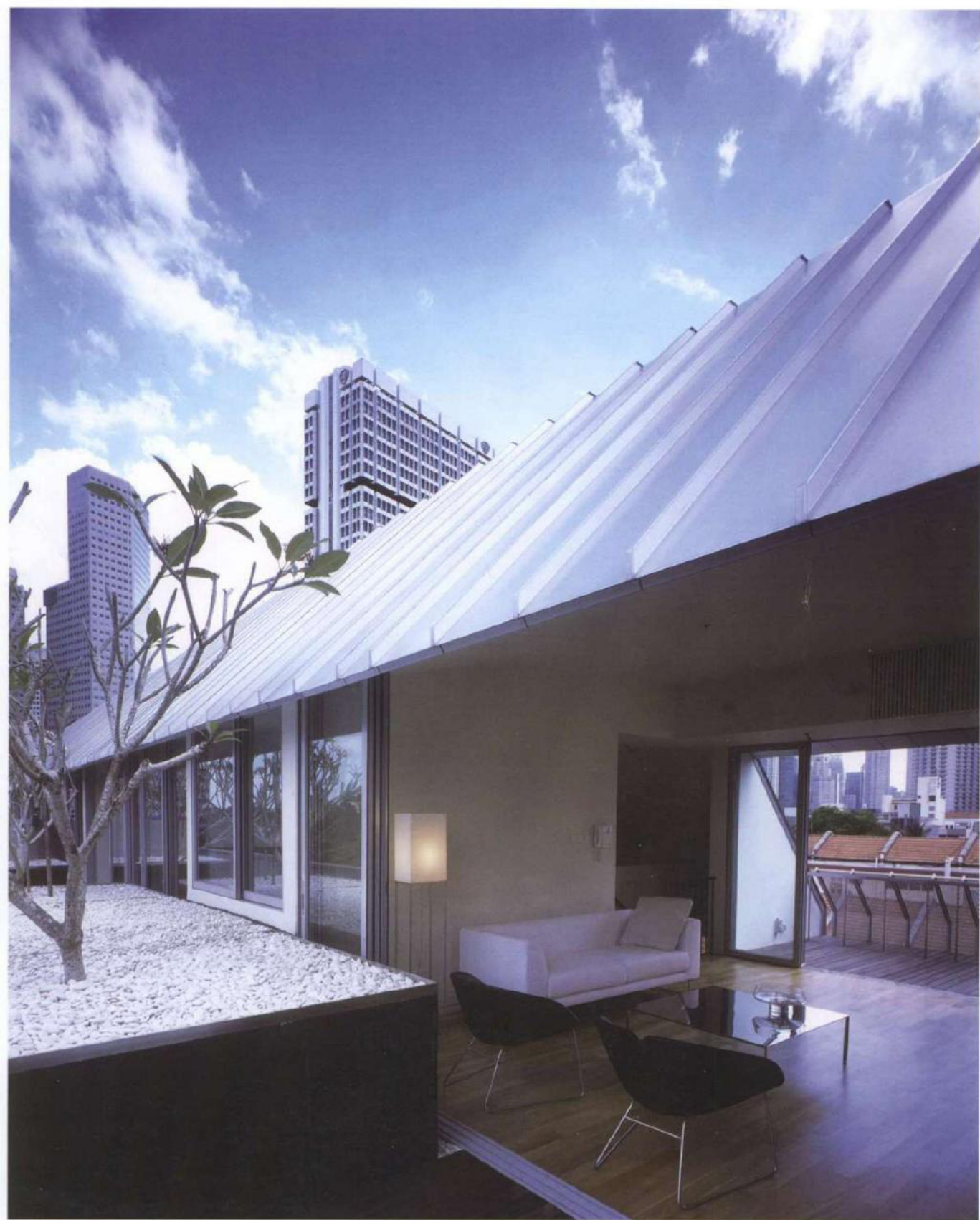


Almost all of the old timber shutters from the original front façade were reconditioned and re-used, as the quality of the timber was very high.



Attic floor plan





PPAG architects ZT GmbH

Wohnen am Park

PHOTOGRAPHS:

ROLAND KRAUSS, BAS GUSELHART,
MARGHERITA SPILUTTINI, HERTHA HURNAUS

The proposed layout for this project, which includes 274 flats on 10 stories, does not follow a single typology but 'sounds out' the characteristic potentials of the place. Each flat has a privileged position in the building, either defined by a special view, its orientation towards south or north or its relationship with immediate neighbors. All south-facing flats have an unrestricted park view; apartments facing north are maisonettes, compensating the less privileged position with additional spatial quality (gallery+void, double height room); and the flats placed between the four staircases run from back to front of the building.

In order to avoid a dark and monotonous central corridor, apartments running from front to back cut the circulation at selected positions into 22 separate parts, each with its own characteristic spatial and daylighting configuration. These sub-units are on the one hand pragmatic fire compartments, but at the same time also form small neighborhoods inside the building.

The layout generates recognizable places and situations including: the double-height space in front of the entrance door, the row of columns within the widening corridor and the truncated corridor towards the northern façade. The internal subunits are designed to be unique places, each different from their neighbor. The circulation space extends to form a common living room.

With the façade the architects avoided clear edges at the park and street side. The building reveals its internal organization, the flat typology and the development. The internal concept can be read from outside. Large openings towards the north (maisonettes) in comparison to the conventionally sized windows towards the south give the impression of a building that does not clearly state its true scale: it appears to be smaller or larger depending on which side it is viewed from.

Wohnen am Park houses a permanent art project called Kunst Im Bau, in which 22 artists were invited to place work on selected wall surfaces in areas accessible to all tenants and visitors. The extensive size of the building along with the particular architectural breakdown into "neighborhoods", according to which the allocated wall surfaces are distributed throughout the building, presents an opportunity to bring very different artistic positions together in one project. Because of the physical distance between the individual works, they can be viewed as uninfluenced by one another and perceived all the more strongly in the context of their immediate surroundings.

Architecture:

PPAG architects ZT GmbH

Principal architects:

Anna Popelka, Georg Poduschka

Project leader:

Thomas Felberbauer

Team:

Vesna Hrubik, Silke Fischer, Corinna Toell,
Alenka Korenjak, Sandra Janser, Irene Hrdina,
Phillipp Müllner, Martin Schorn, Lucie Sura

Structural engineer:

DI Javurek + DI Schweiger

General contractor:

Bauunternehmung Rudolf Gerstl

Kunst im Bau art project curator:

Li Tasser

Client:

GESIBA

Completion date:

July 2009

Cost:

€ 26 million

Gross floor area:

34,000 sqm (366,000 sqft)

Location:

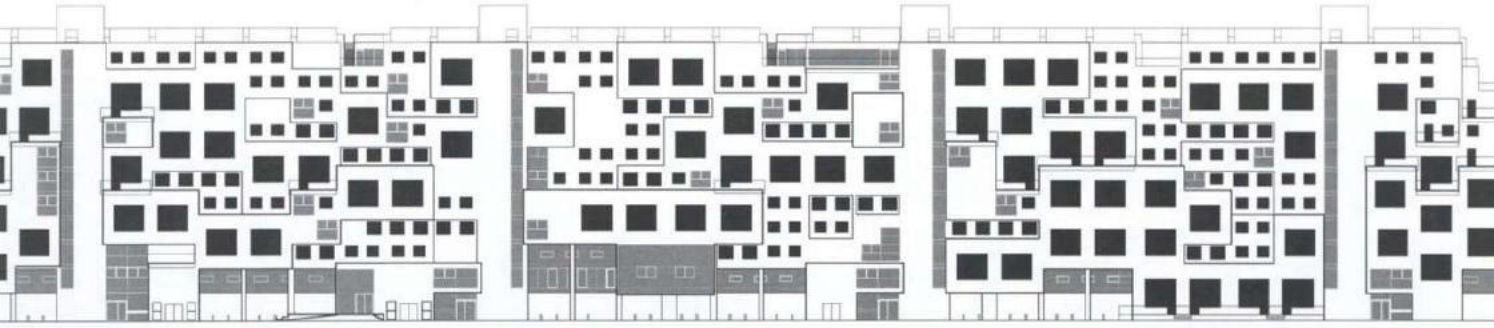
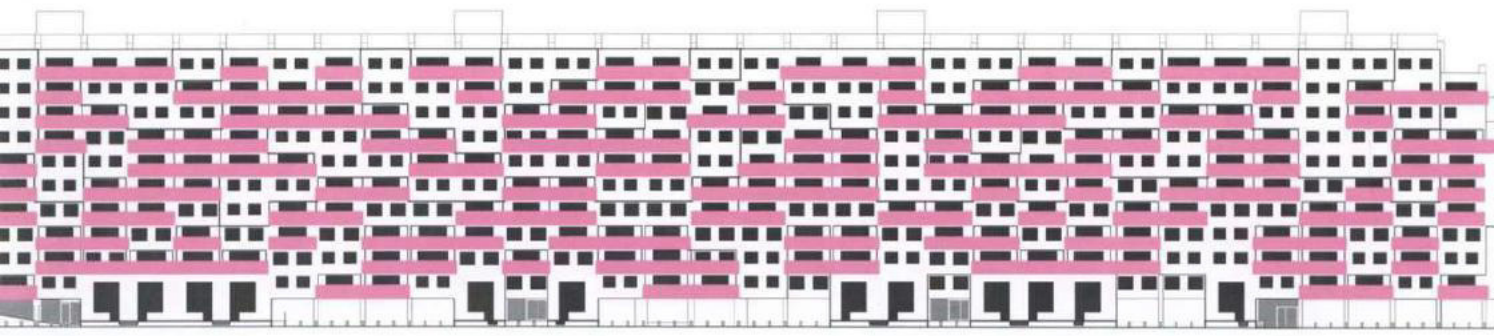
Vienna, Austria





▼▲ © Bas Gijssels

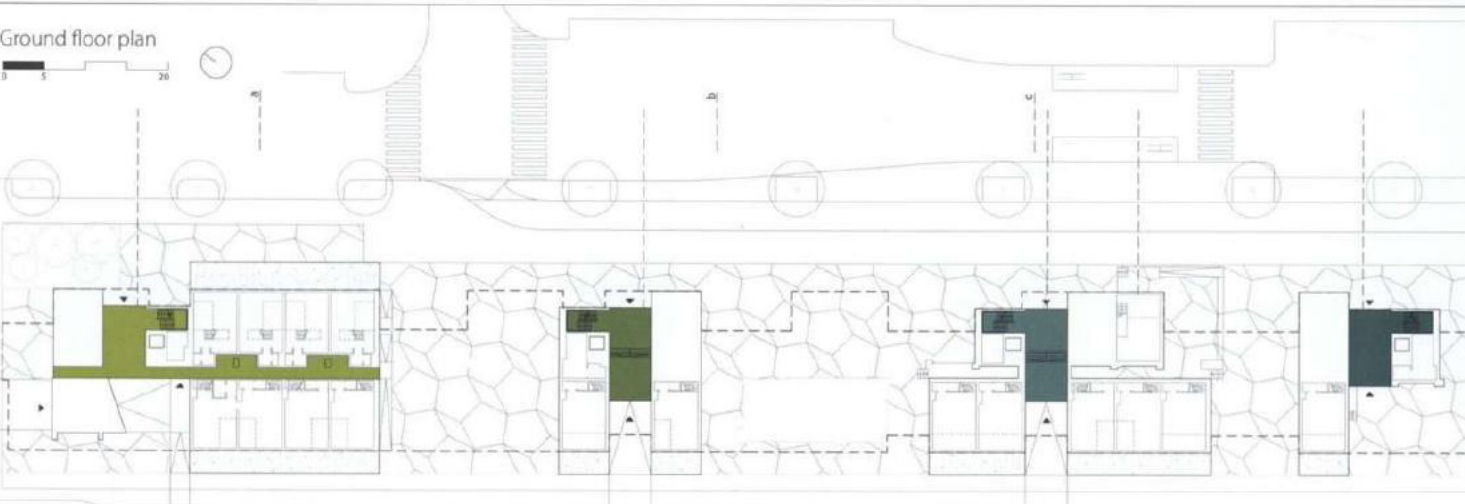
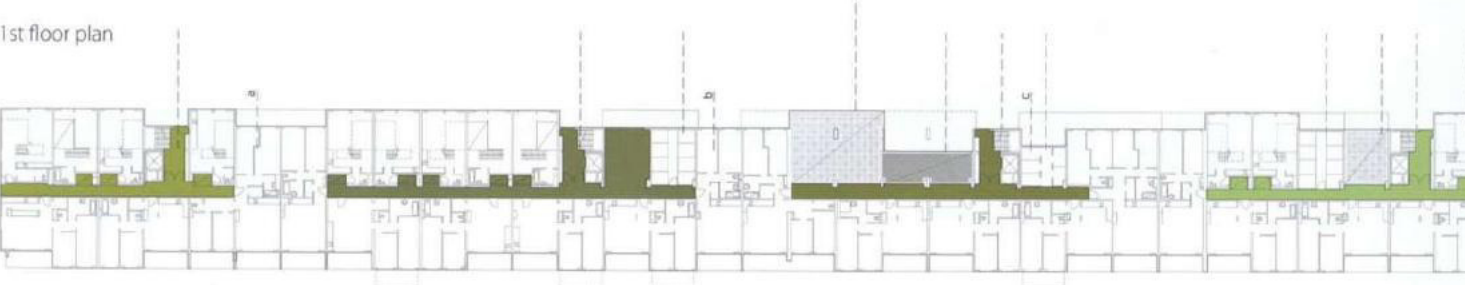
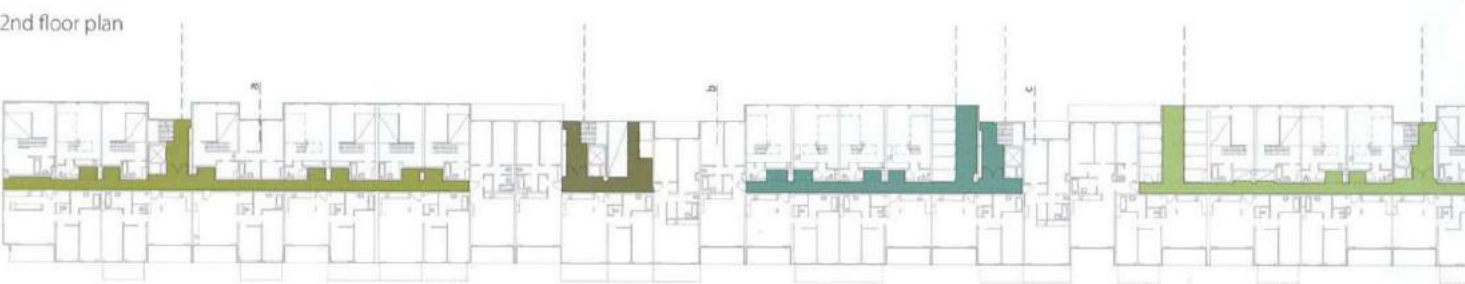
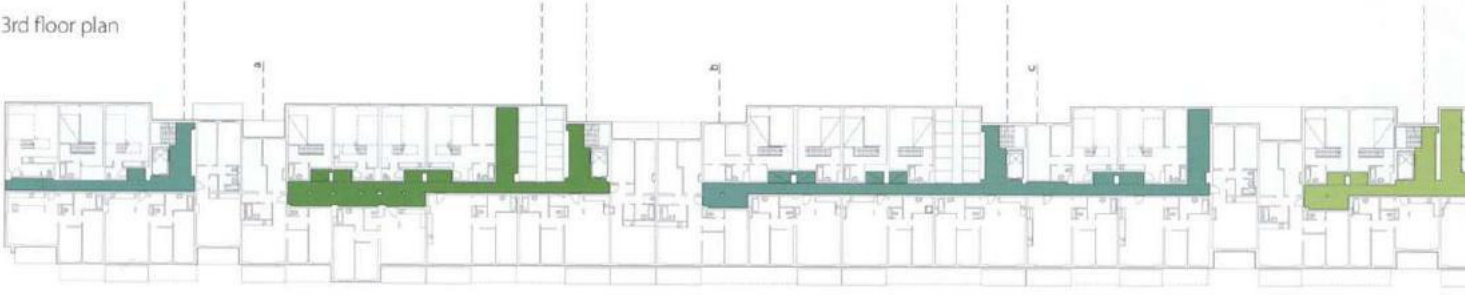




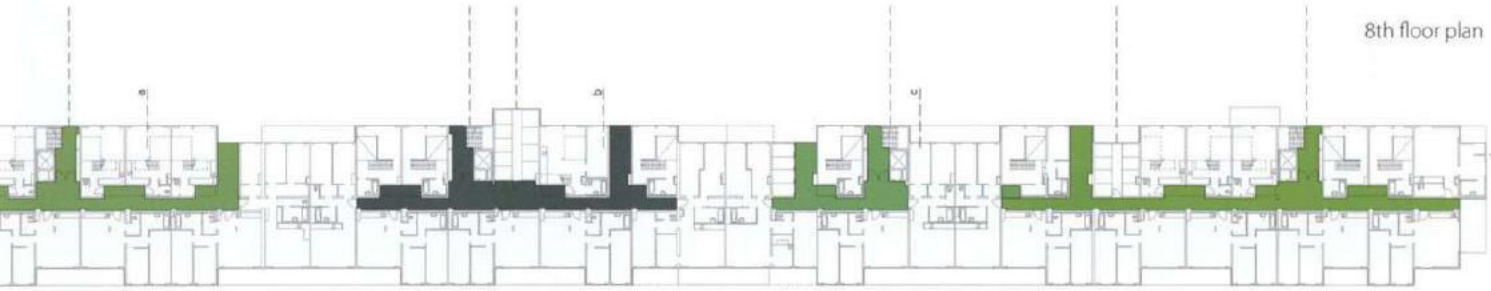
▲▼ © Roland Krauss



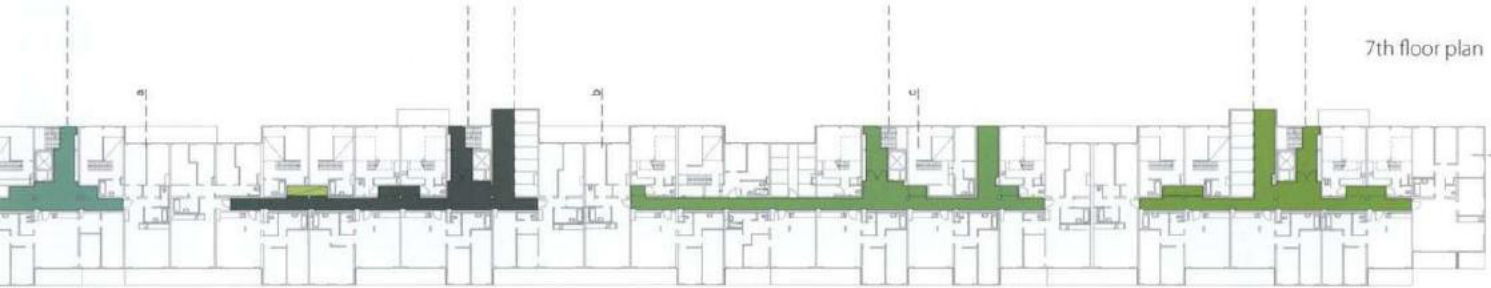
© Bas Gijssels



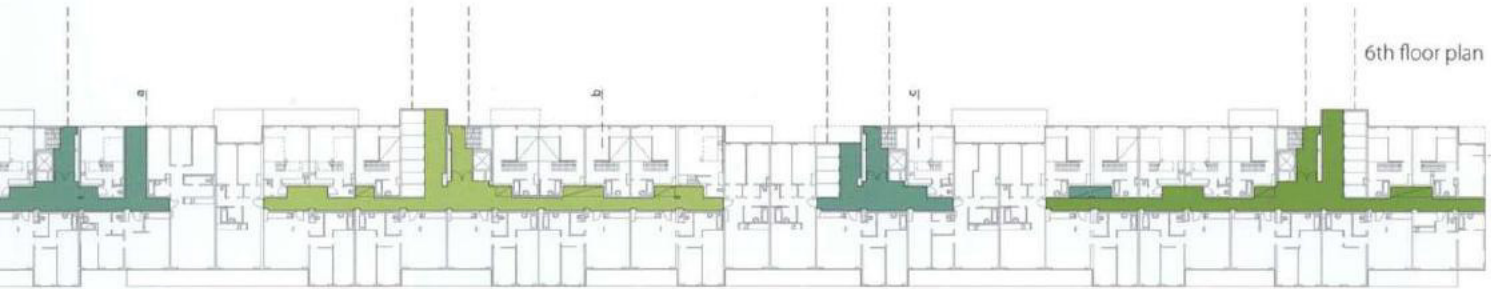
8th floor plan



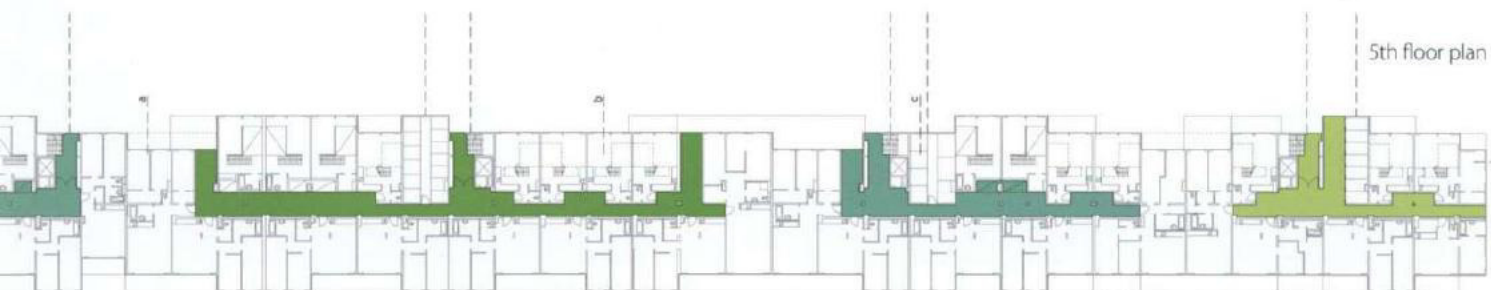
7th floor plan



6th floor plan



5th floor plan



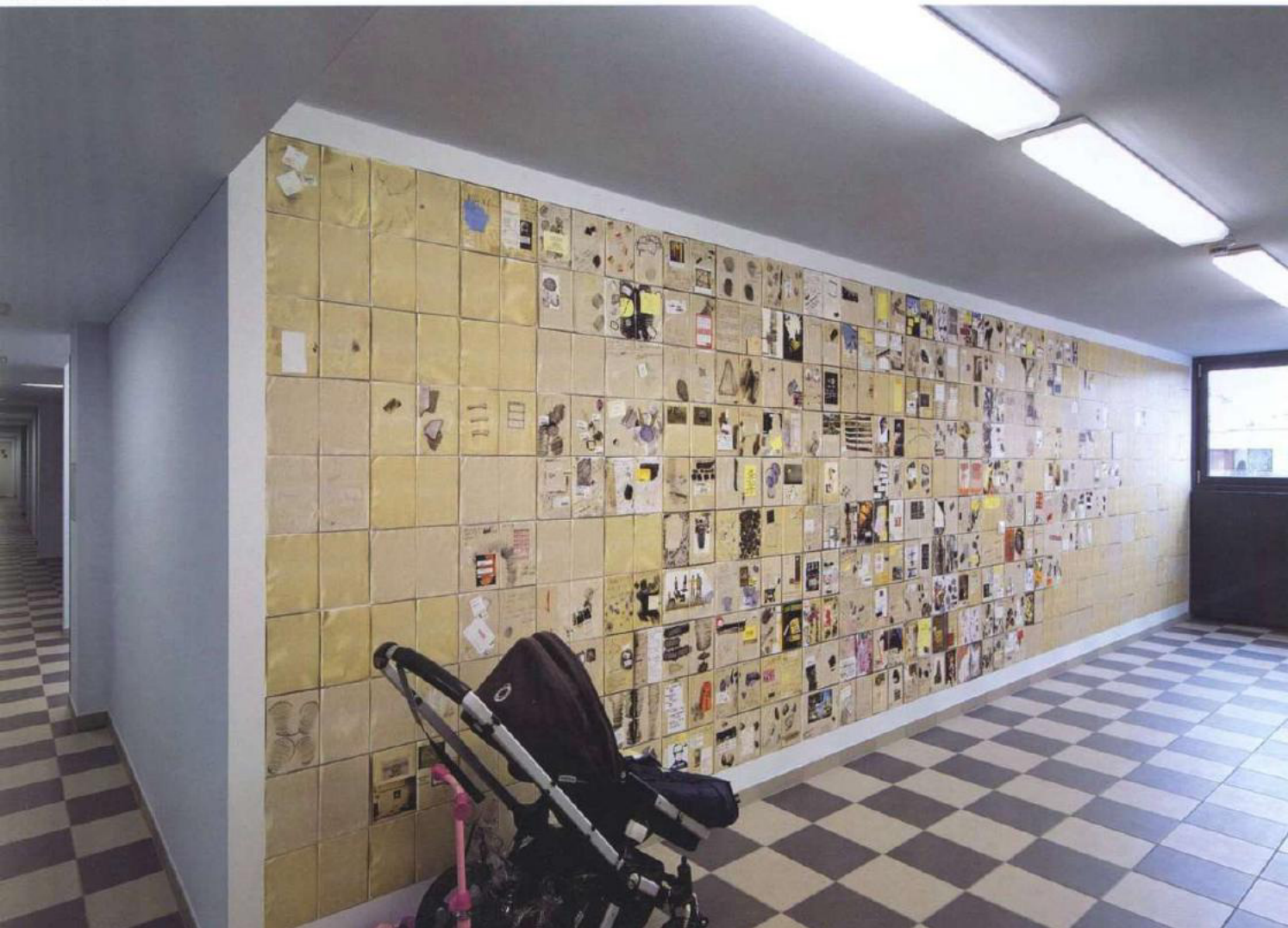


TYPICAL FLOOR PLAN

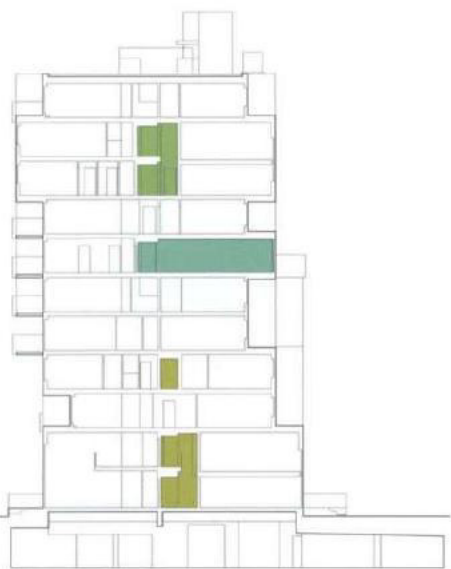
- Staircase
- 2. Circulation
- 3. Apartment with parkview
- 4. Apartment 2 bedrooms
- 5. Apartment 4 bedrooms
- 6. Maisonette 1 bedroom, upper floor
- 7. Maisonette 2 bedrooms, lower floor
- 8. Void
- 9. Balcony
- 0. Loggia
- 1. Flat roof (not accessible)



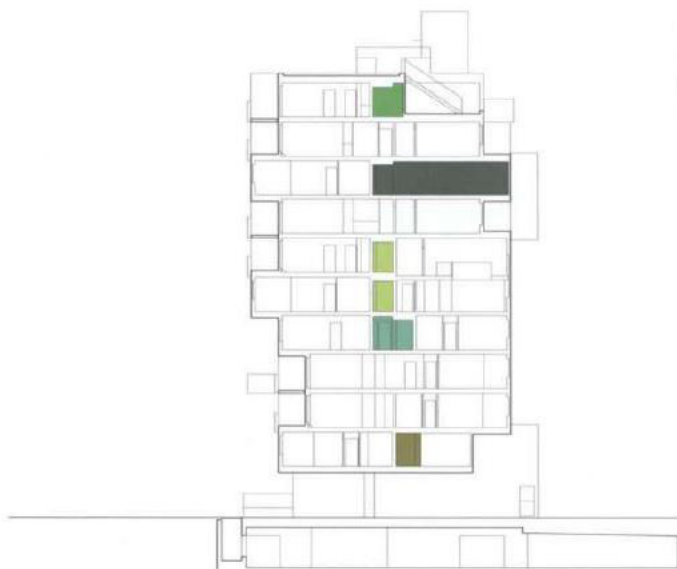
© Roland Krauss





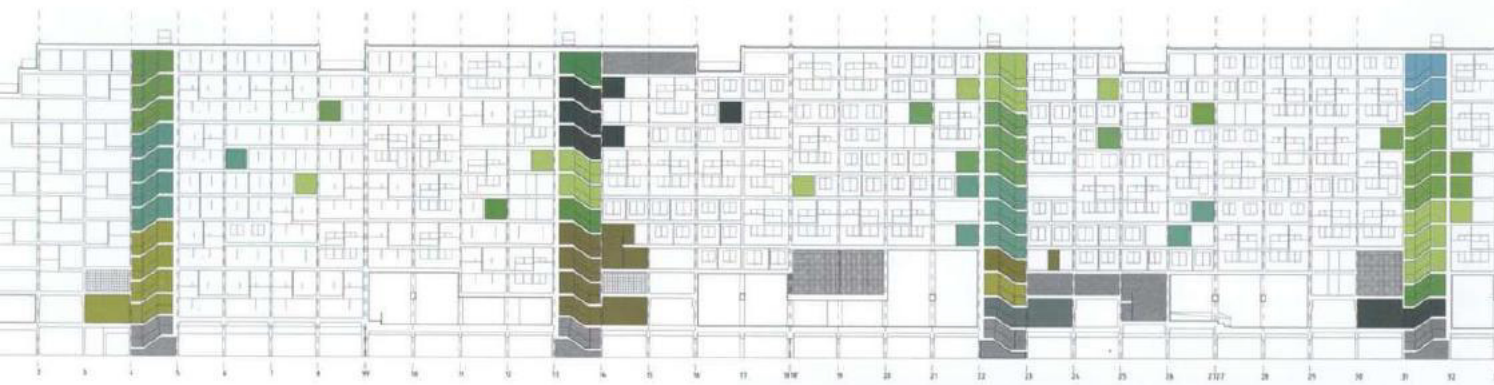


Section AA

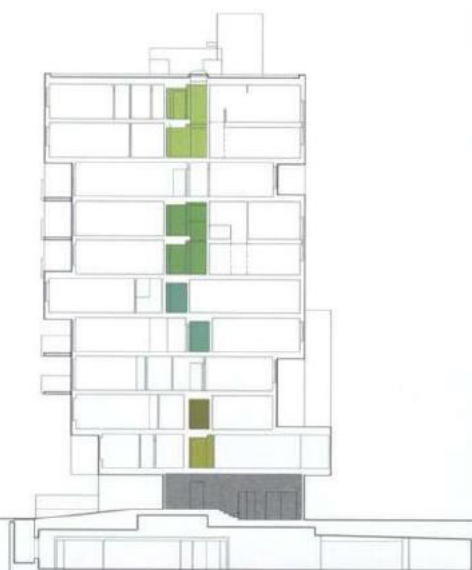


BB section





Section DD



Section CC

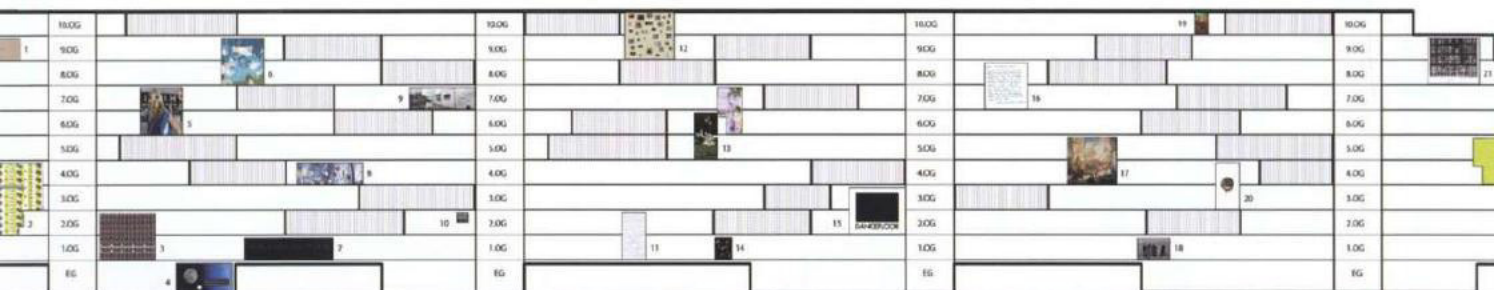


© Hertha Hurnaus ▼▲



© Hertha Hurnaus ▼▲





1. Nicolas Jasmin
2. Ingeborg Strobl
3. Clegg & Guttman
4. Sonia Leimer
5. Rudolf Steckholzer
6. Susi Jirkuff

7. Nädin Vardag
8. Viktoria Tremmel
9. Josh Müller
10. Hans Schabus
11. Heimo Zobernig
12. mahony

13. Stefan Nessmann
14. Chloë Potter
15. Christoph Hinterhuber
16. Stefan Sandner
17. Stephan Lugbauer
18. Herbert De Colle

19. Plank & Poschauko
20. Hannes Ribarits
21. Tomas Bler
22. Eva Bodnár



© Hertha Hurnaus

Kosmos

Old Town Apartments

PHOTOGRAPHS:
CONTRIBUTED BY KOSMOS

This five-story apartment building is situated on the edge of the medieval old town of Tallinn, Estonia's capital city. It is not excessively dominant at street level, nor does it seem too high in the surrounding context. The building's ultramodern forms complement the traditional constructions in its immediate environment, through a similar approach in terms of layout. This apartment block has been conceived as if it were another 500-year old building, only brought into the 21st century.

The dynamic mass of the building is situated in the northern and western side of the plot. In connection with the nearby traditional, old buildings, which hold great historic value, it creates an environment of small interconnected units, characteristic of the architectural whole of the old town.

All of the apartments have generously spacious terraces, thus bringing private house typologies into the very center of the city. Rooms with glazed walls invite the surroundings into the interior and connect the inhabitants with their city. From the outside the angular windows afford the façade a sleek appearance, and follow the lines generated by its sharp and well-defined geometries. The ground level opens onto the street to form an active shopping space, thereby contributing to further enhancing the neighborhood's sense of community. Enormous skylights allow natural light to flood this space.

The construction of the building is a combination of reinforced concrete and steel frames. The non-supporting walls are finished with natural stone tiles, making the building visually smaller, while alluding to the surrounding stone houses of the old town. The timber-clad terraces and the horizontal surfaces of the overhangs link the apartment block to the neighboring wooden house, while decomposing the building's volume into a variety of spaces.

This is an inner-city landscape house, which boasts many different qualities, and demonstrates how the new and modern can integrate smoothly with the old and traditional. The project shows how cities can evolve, modernize and expand, while at the same time enhancing and improving their urban landscape.

Architecture:

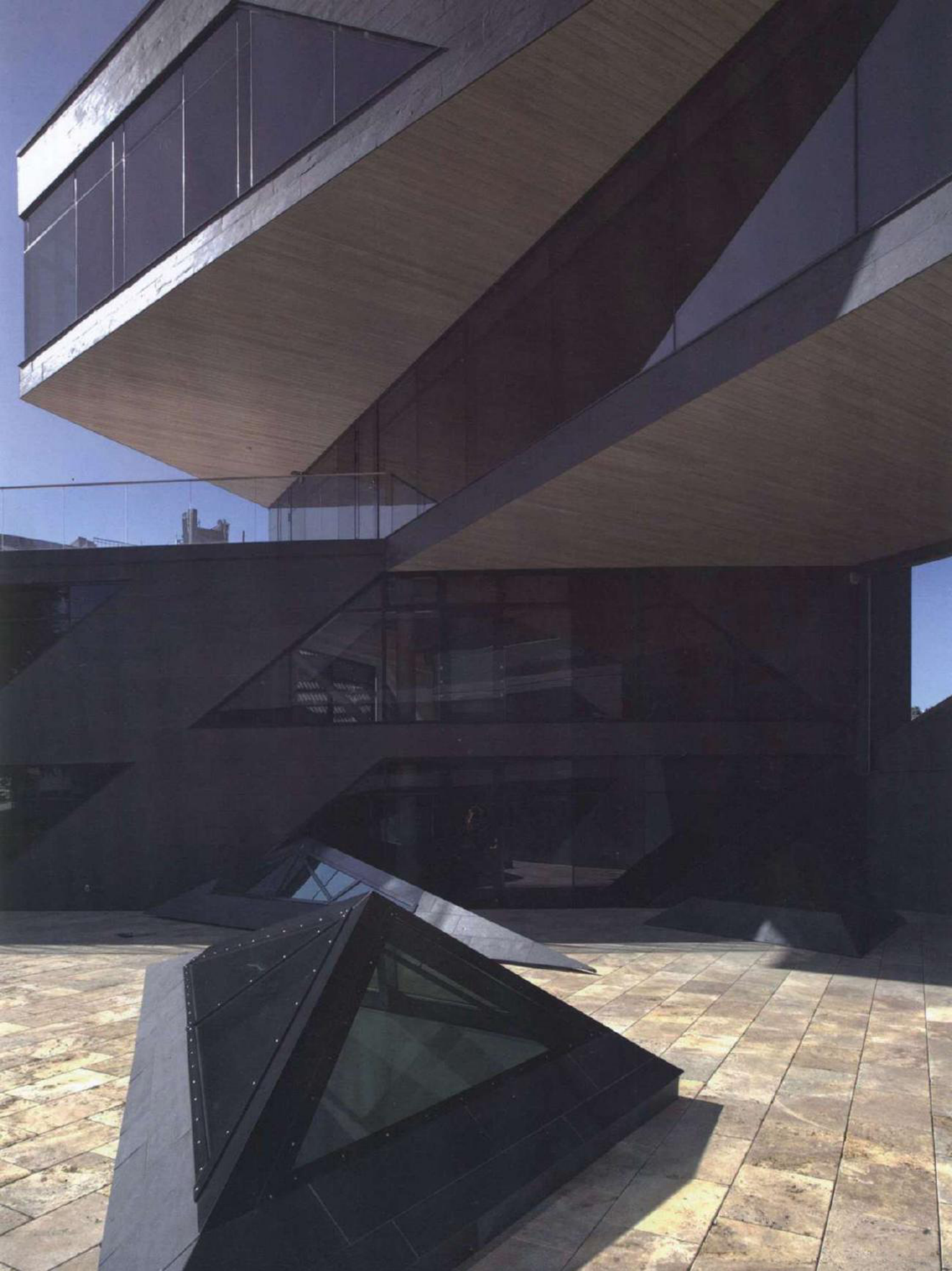
Ott Kadarik, Villem Tomiste, Mihkel Tüür

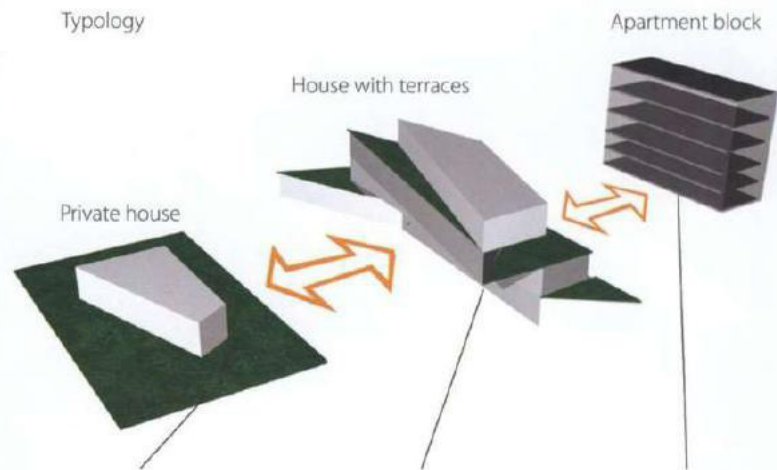
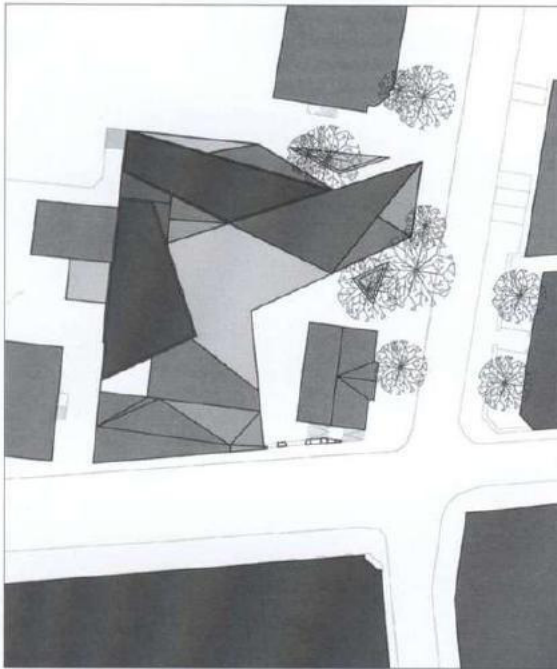
Floor area:

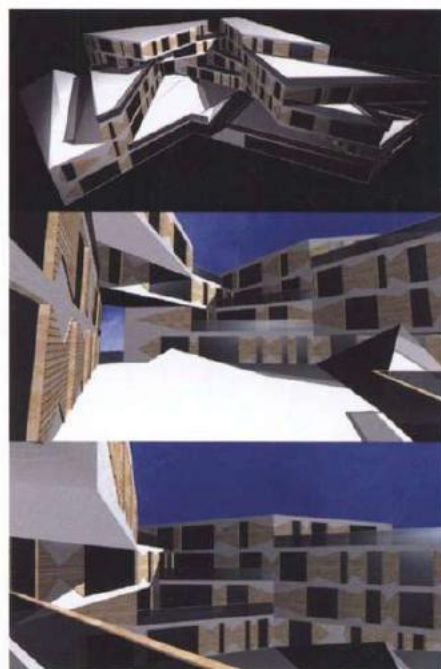
5,500 sqm (59,200 sqft)

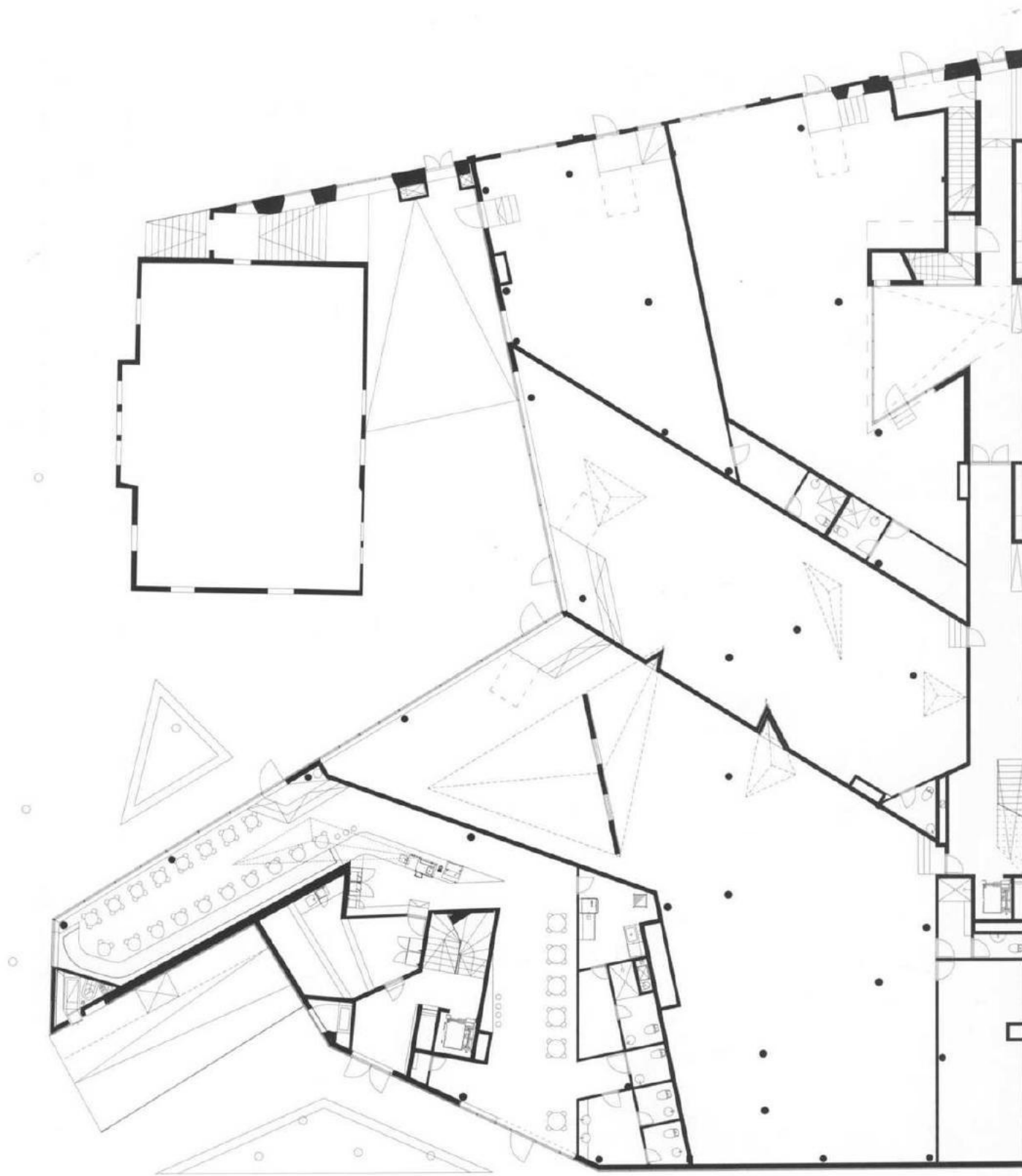
Location:

Tallinn, Estonia

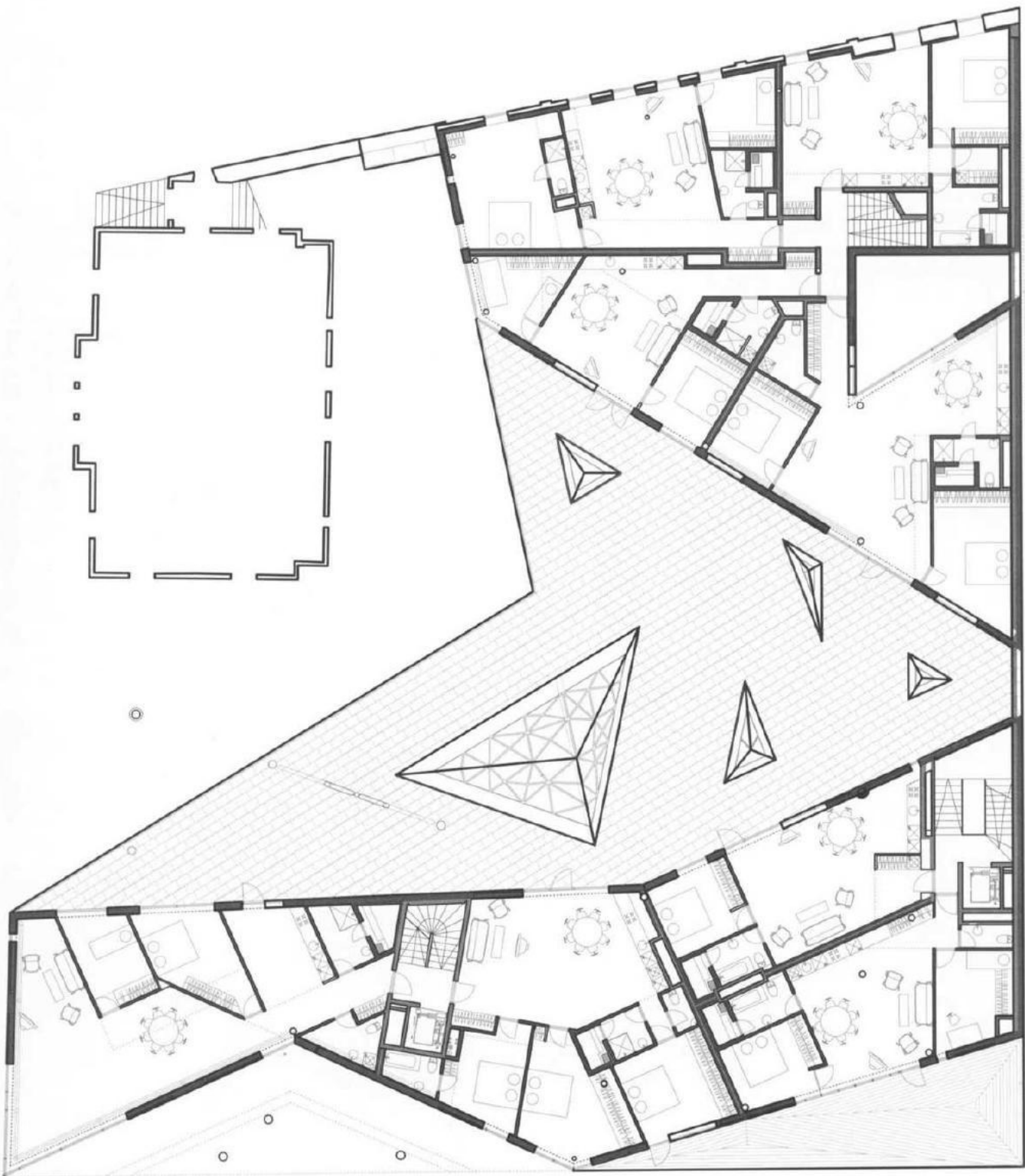




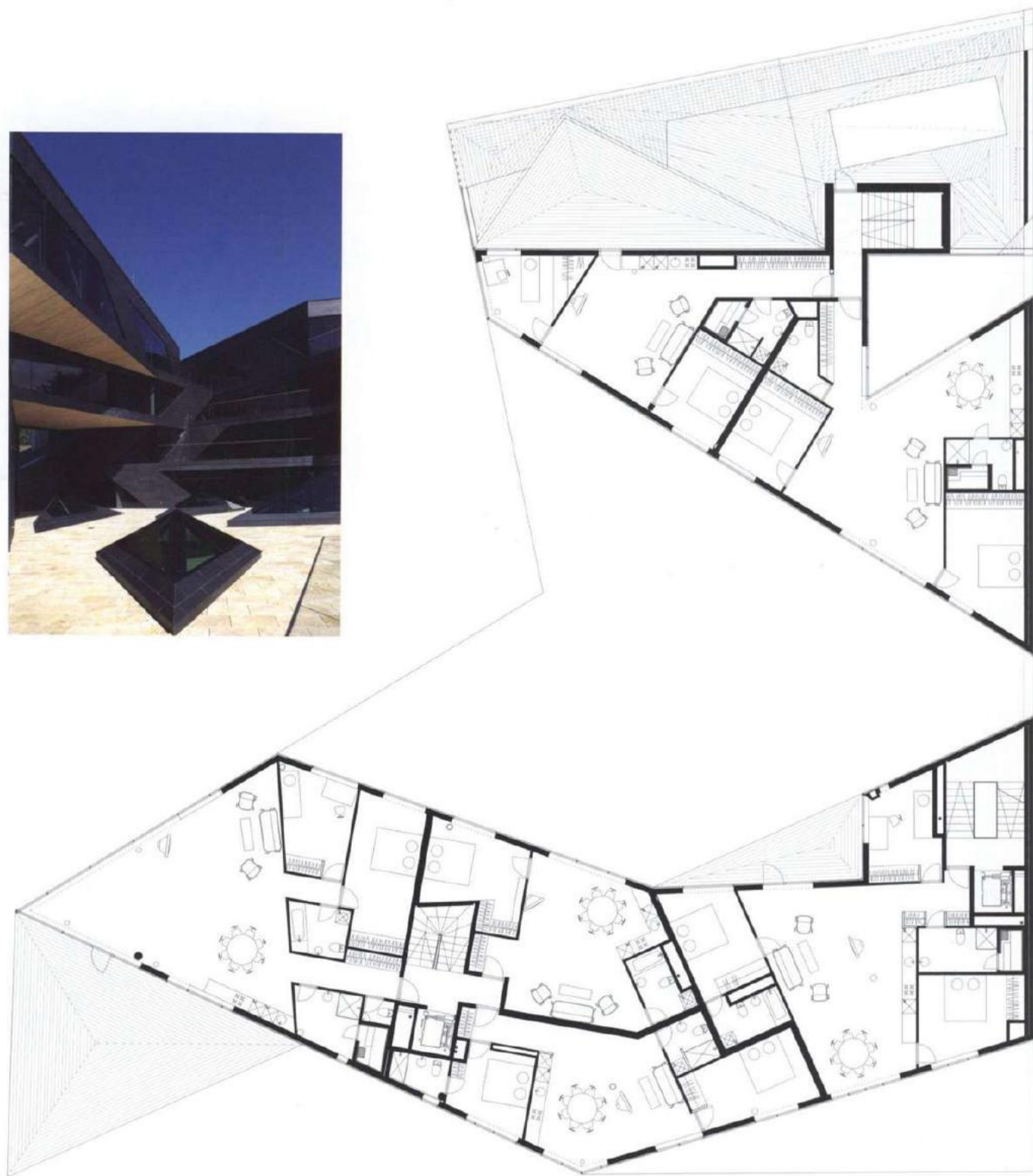
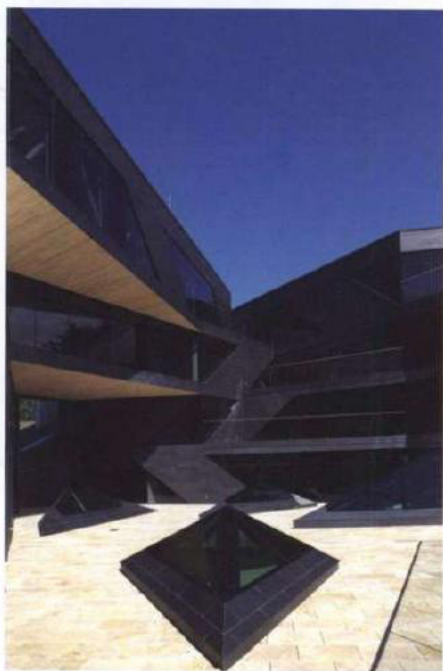




1st floor plan

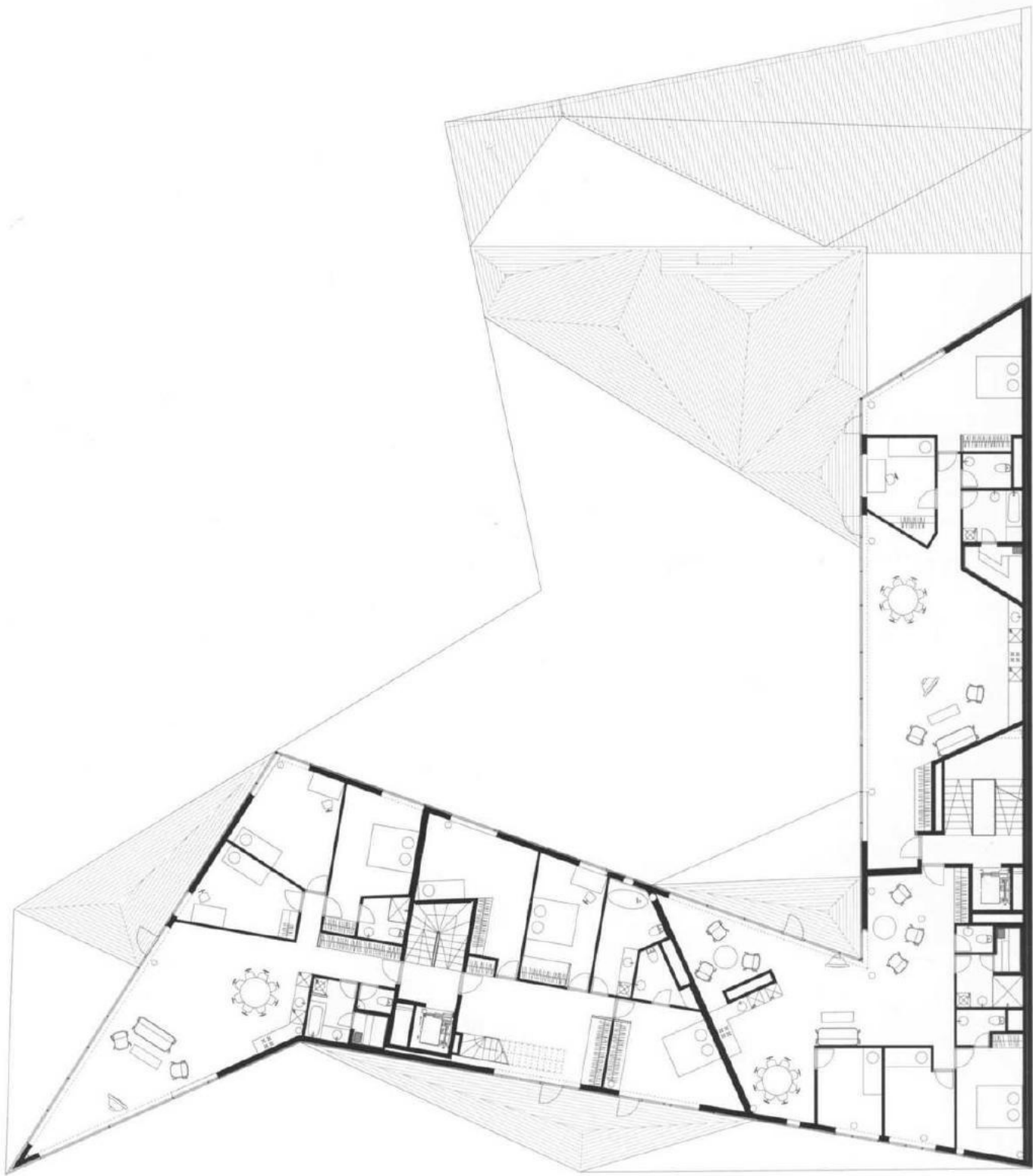


2nd floor plan

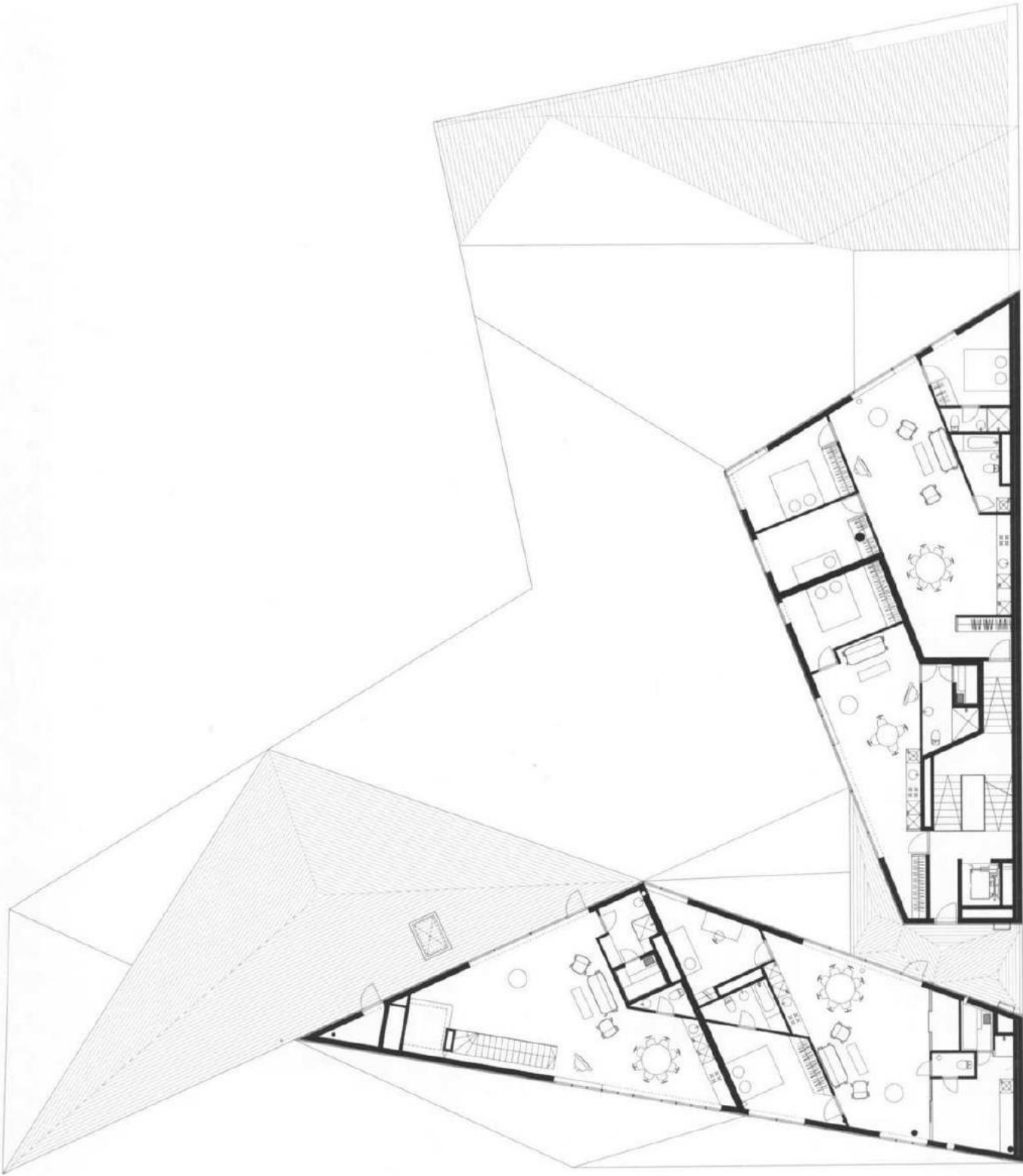


3rd floor plan

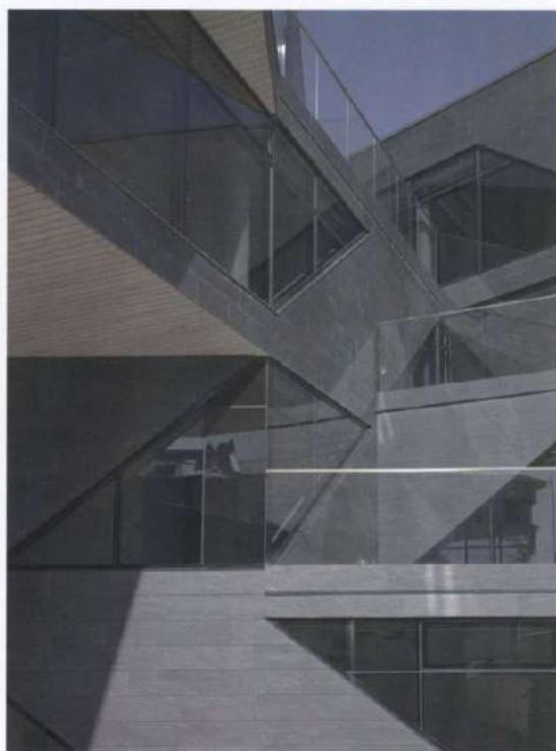
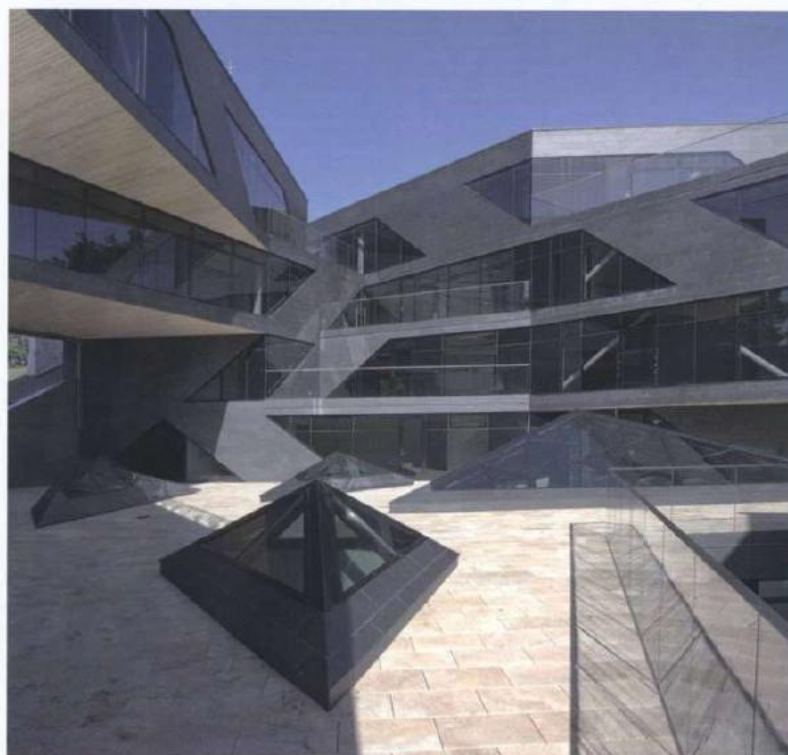




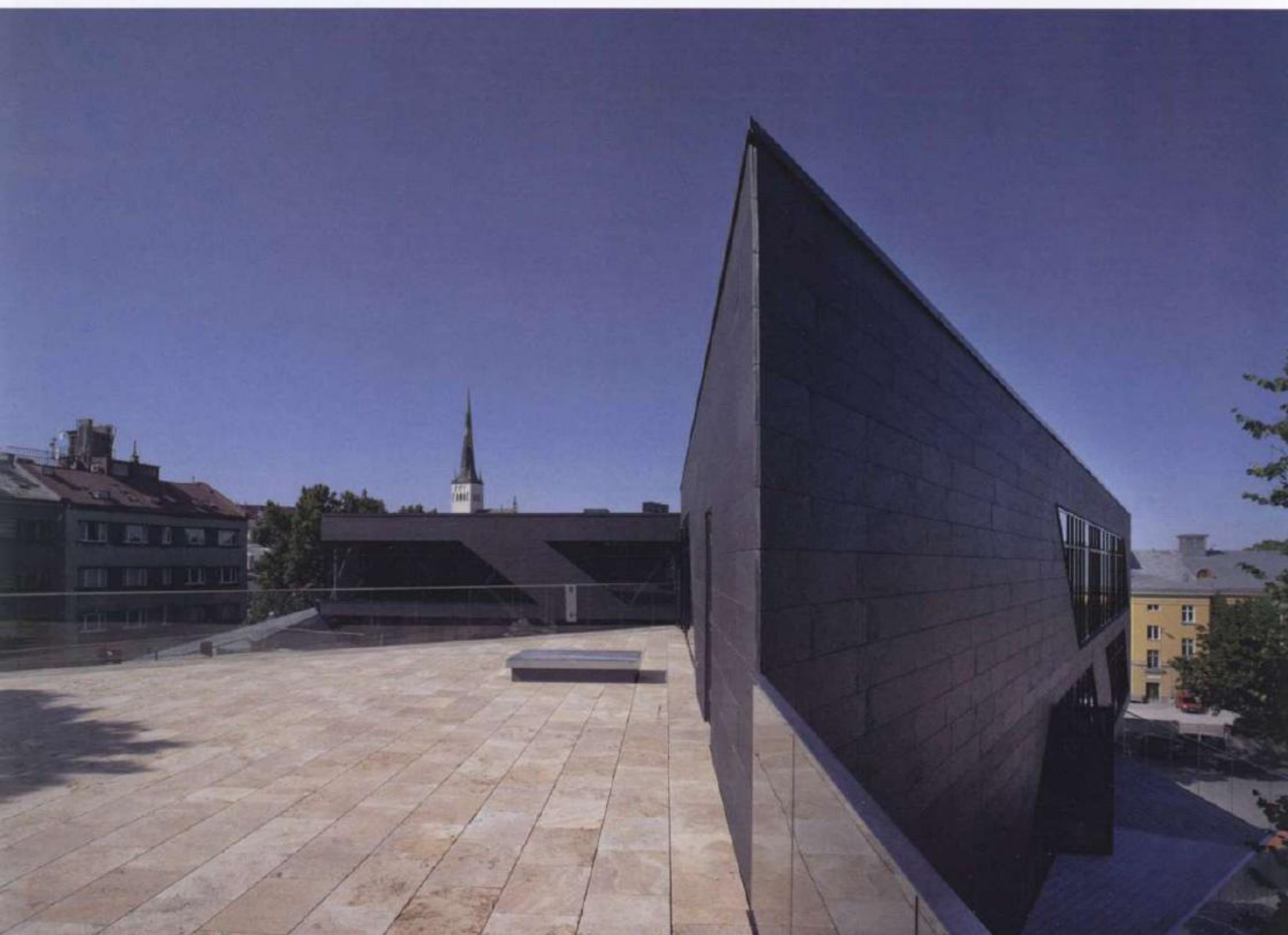
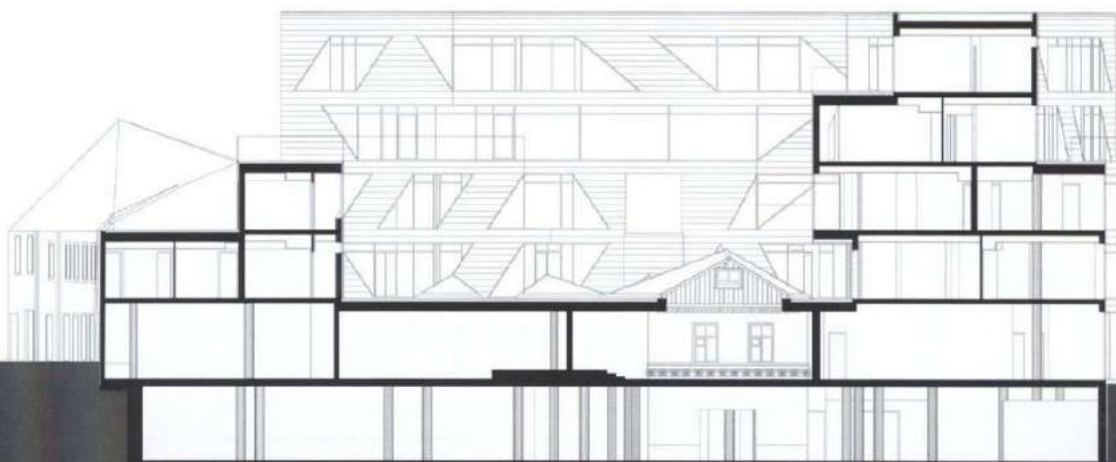
5th floor plan



6th floor plan



inal section







LOHA

FORMOSA 1140

PHOTOGRAPHS:

LAWRENCE ANDERSON PHOTOGRAPHY

Located in West Hollywood, this new eleven-unit housing project emphasizes the central importance of shared open space for the residents and the community. Formosa 1140 takes what would be the internalized open space of the courtyard and moves it to the exterior of the building to create a 'pocket park' which occupies approximately one third (4600sq ft) (427.35sqm) of the project site. The provision of this park space was the result of a series of negotiations between LOHA, Habitat Group Los Angeles, LLC (Developer) and the City of West Hollywood from which a unique, more fluid and participatory model of community planning and development emerged to the benefit of all parties involved. Not least of which is the leasing of a public park to the City of West Hollywood situated on private land.

This effort also helped Habitat Group Los Angeles to take advantage of certain incentives and zoning concessions for the proposed building. Formosa 1140 combines the need for increased density and the lack of open space into a challenge that addresses one building at a time, pressurizing (pushing and pulling) each project's internal demand for maximum square footage against a drive for external open space. In effect, the building contains within its genetic code the imprint of a larger urban strategy that will give public space back to cities and in so doing distribute a network of parks across the formidable grid of the city of Los Angeles.

Architecture:

LOHA
Lorcan O'Herlihy Architects

LOHA team:

Lorcan O'Herlihy (Principal-In-Charge),
Katherine Williams (PM),
Kevin Tsai, Evan Brinkman,
Kevin Southerland

Client:

Habitat Group Los Angeles, LLC

Contractor:

Archetype

Structural:

SGH Engineering

MEP:

Debibi and Assoc

Size:

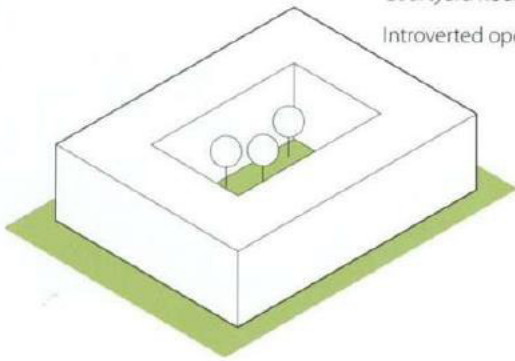
16000 sqft (1486.45 sqm)

Location:

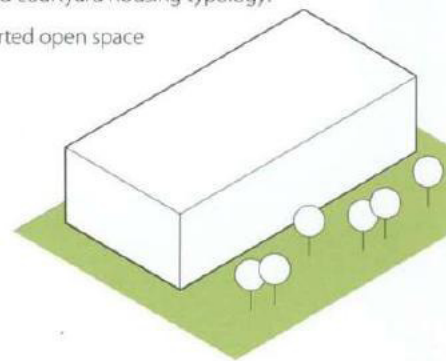
West Hollywood, California, USA



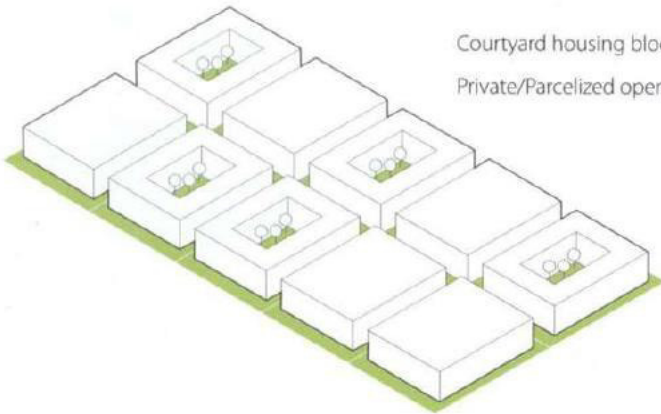
Courtyard housing typology:
Introverted open space



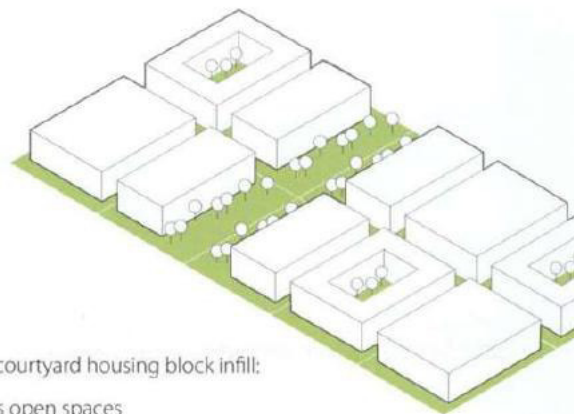
Modified courtyard housing typology:
Extroverted open space

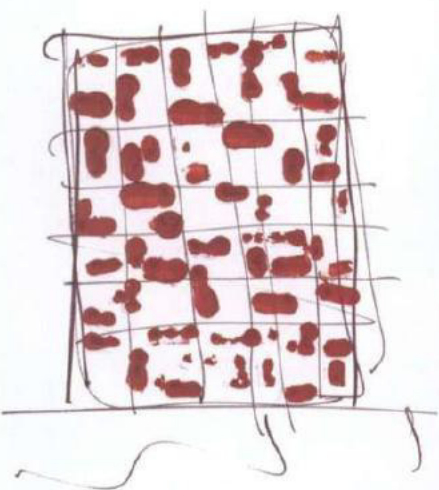


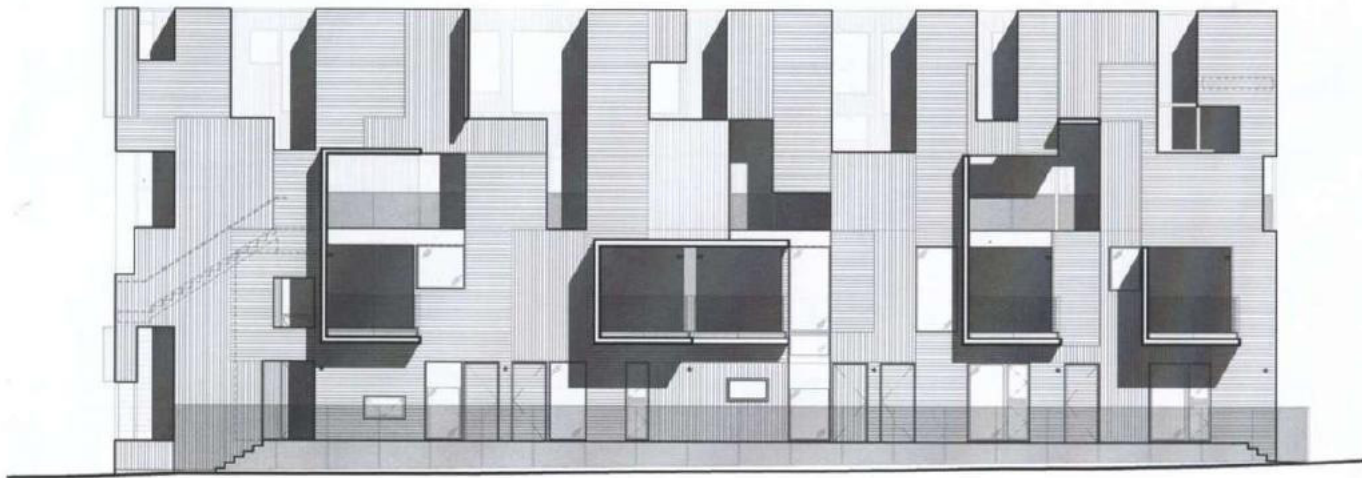
Courtyard housing block infill:
Private/Parcelized open spaces



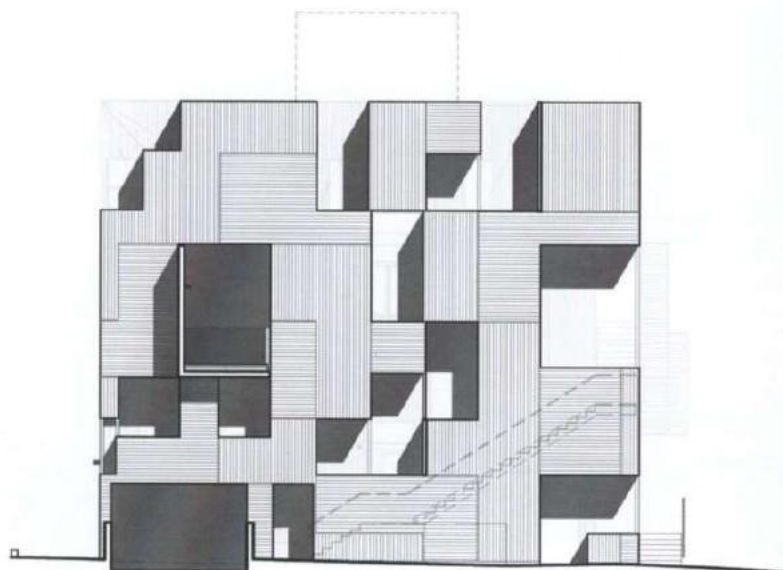
Courtyard courtyard housing block infill:
Contiguous open spaces



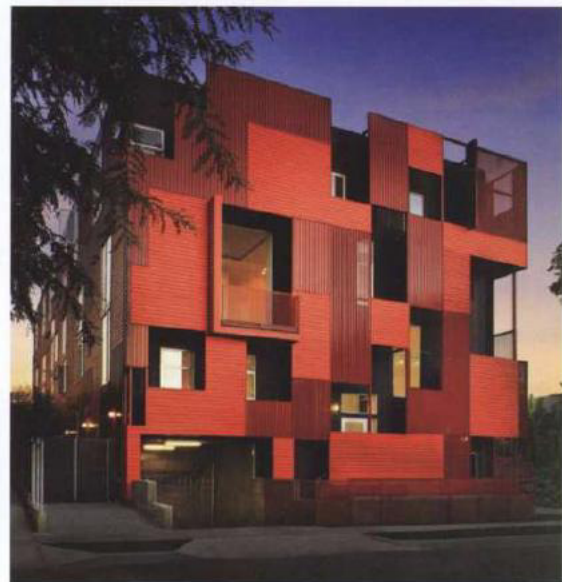




South elevation



West elevation

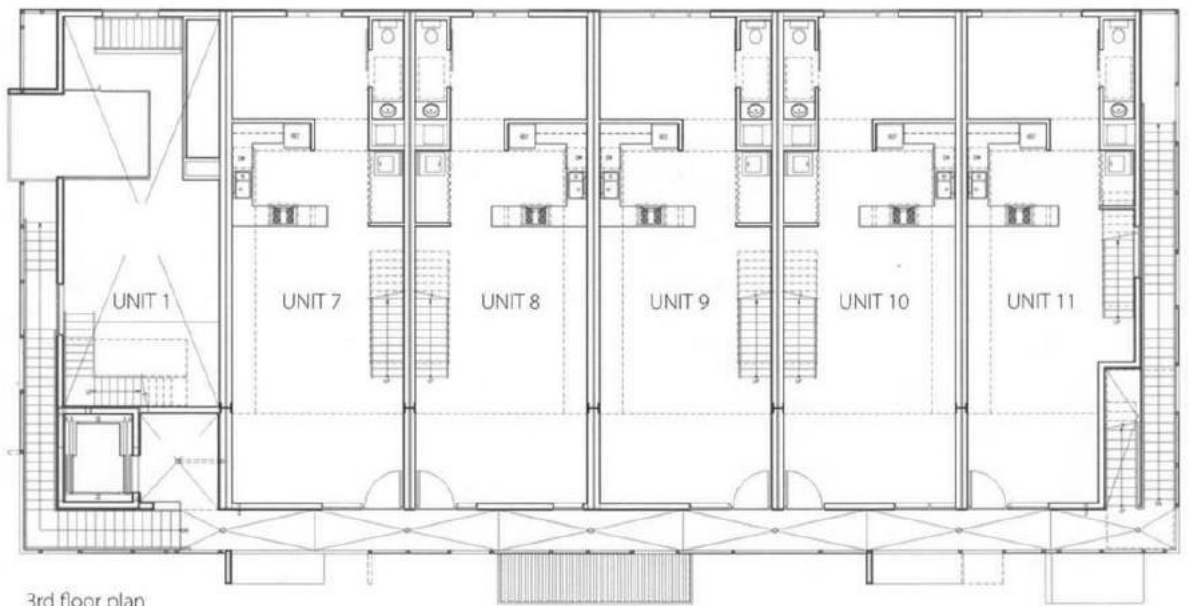




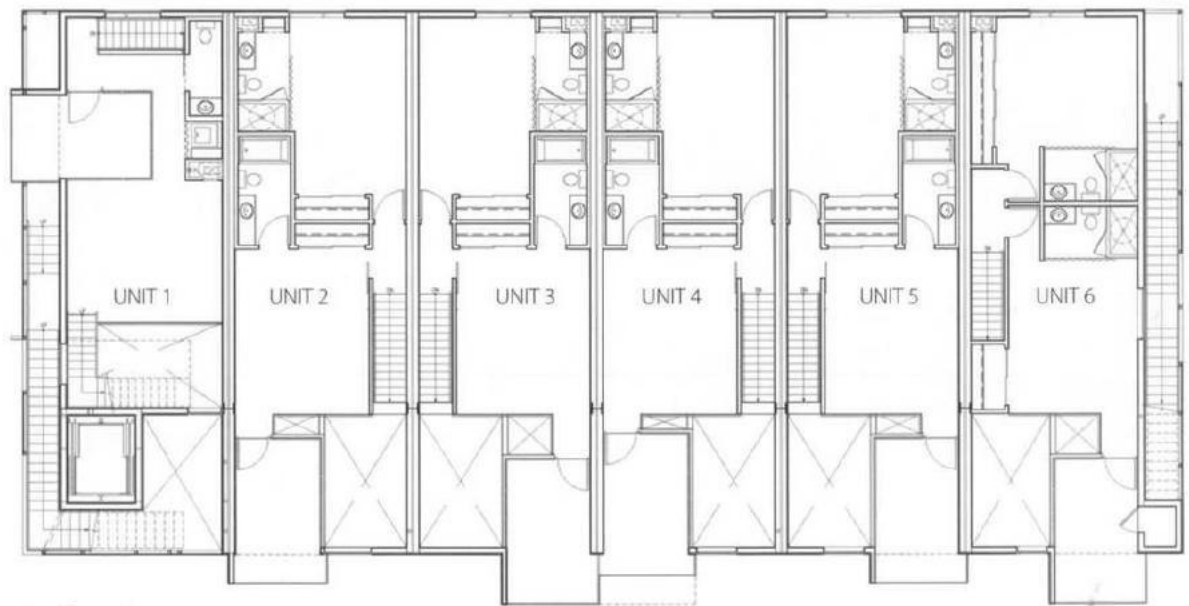


Ground floor plan

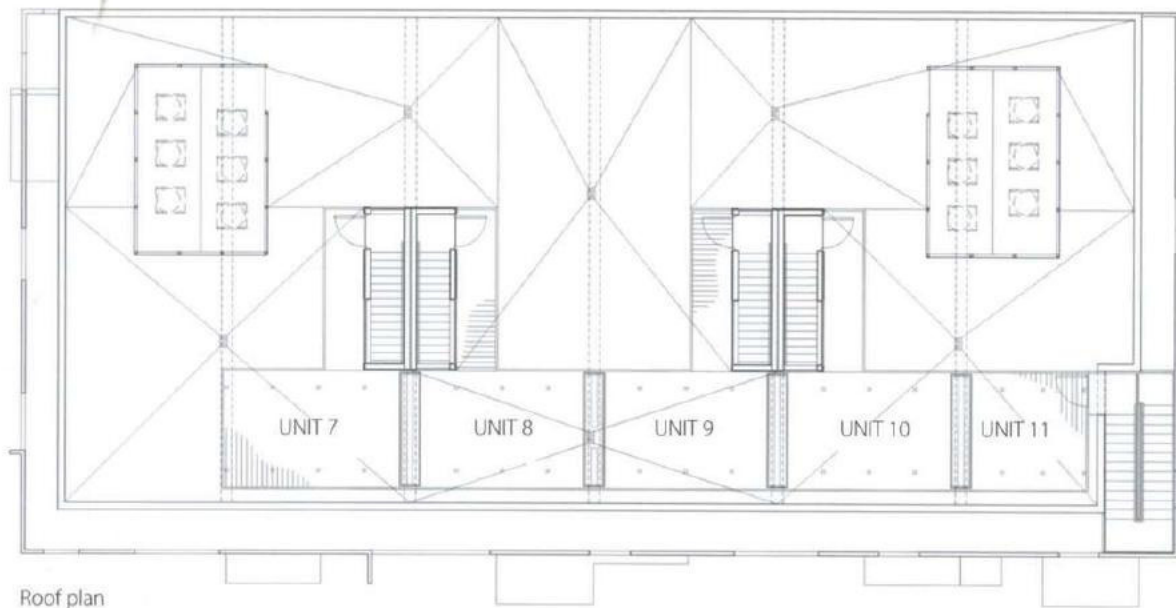




3rd floor plan



2nd floor plan







Neutelings Riedijk Architecten

Housing Lakeshore Zone

PHOTOGRAPHS:

JEROEN MUSCH

The five 'sphinxes' each contain fourteen apartments, arranged to make the most of both their location and the sunlight. The blocks are tapered towards the water, thereby allowing unobstructed views of the Gooimeer lake, both from the shore and from the apartments. Each additional floor contains one less apartment than the previous one. The result of this distribution is a sphinx-like profile, with sun-catching roof terraces, situated on the slanting 'back' of the mythical beast. Large windows on the opposite façade provide light throughout the day in the buildings' interiors, as well as panoramic views. The design of the penthouse apartments is different for each block, giving rise to a rhythm of distinctive heads. This forms a striking skyline that can be seen from the shore approach of the Stichtse bridge, which links the new Polders and the old mainland.

The structures of the sphinxes partially stand on a shallow area of water and a fringe of reeds serves both to soften the transition with the shore and as a hydrophyte filter for water treatment. Concrete landing stages cut through the shoreline's reeds and rocks to provide pedestrian access to the sphinxes. Next to these lie the sunken entrances to the underwater garages, which double up as foundation tanks. The façades are clad in unpolished rough aluminum sheets, which can be seen reflected in the mirror-like surface of the lake.

The public space has been designed as an integral part of the scheme. At points along its length, the esplanade turns into a look-out bastion, a surf beach, a village square, a wind balcony and a fishing jetty, all of which can be enjoyed by people living in the surrounding suburb. The scheme has become a significant and striking landmark for the neighborhood.

Architecture:

Neutelings Riedijk Architecten

Team:

Willem Jan Neutelings, Michiel Riedijk,
Willem Bruijn, Evert Kolpa,
Tania Ally, Gerrit Schilder,
Lennaart Sirag, Bas Suijkerbuijk

Contact:

mr. A. Roozendaal

Technical design and construction

Consultancy:

Bureau Bouwkunde, Rotterdam

Structure:

Ingenieursgroep van Rossum, Amsterdam

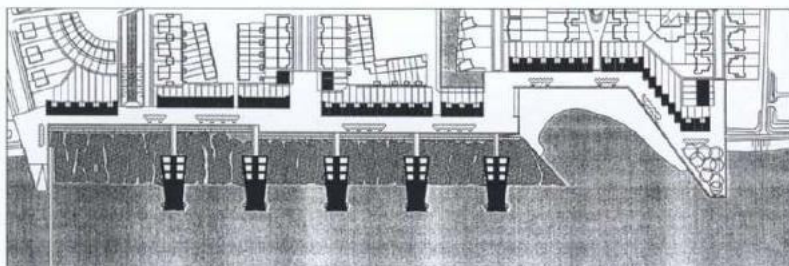
Contractor:

Coen Hagedoorn Bouw, Huizen

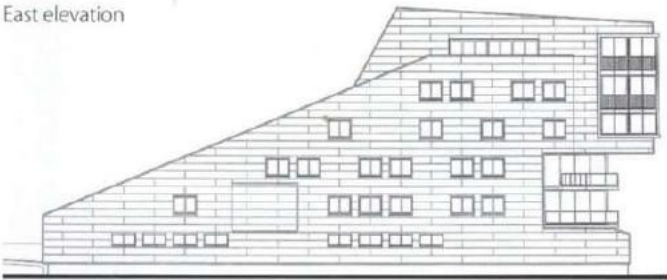
Location:

Gooimeerpromenade, Huizen

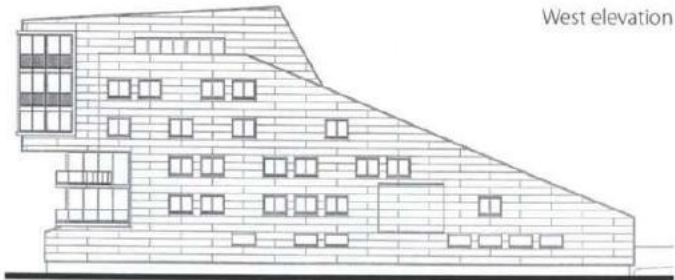




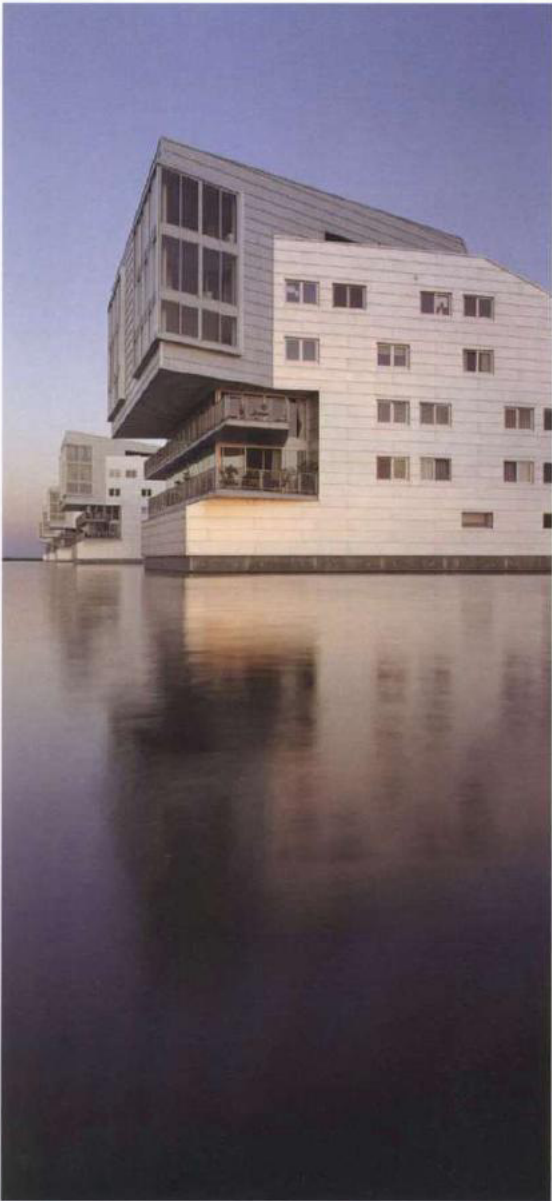
East elevation



West elevation



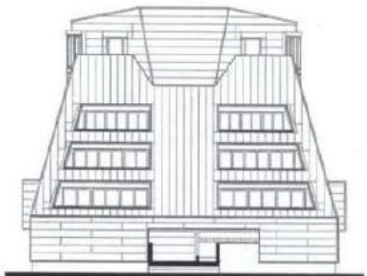
The façades are clad in unpolished rough aluminum sheets, which can be seen reflected in the mirror-like surface of the lake.

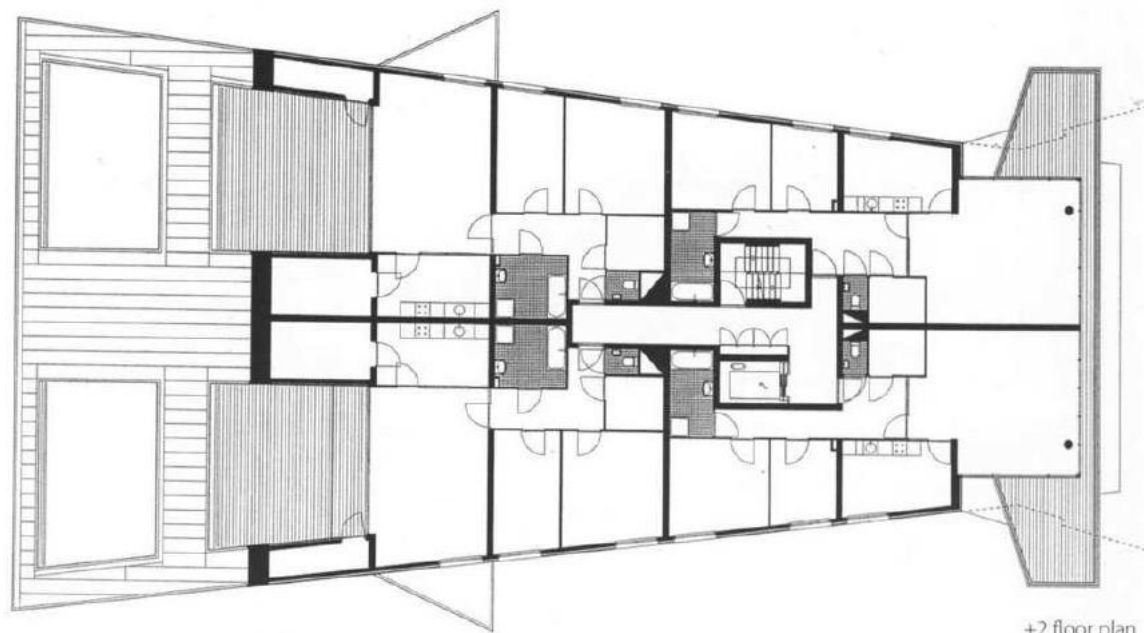


North elevation

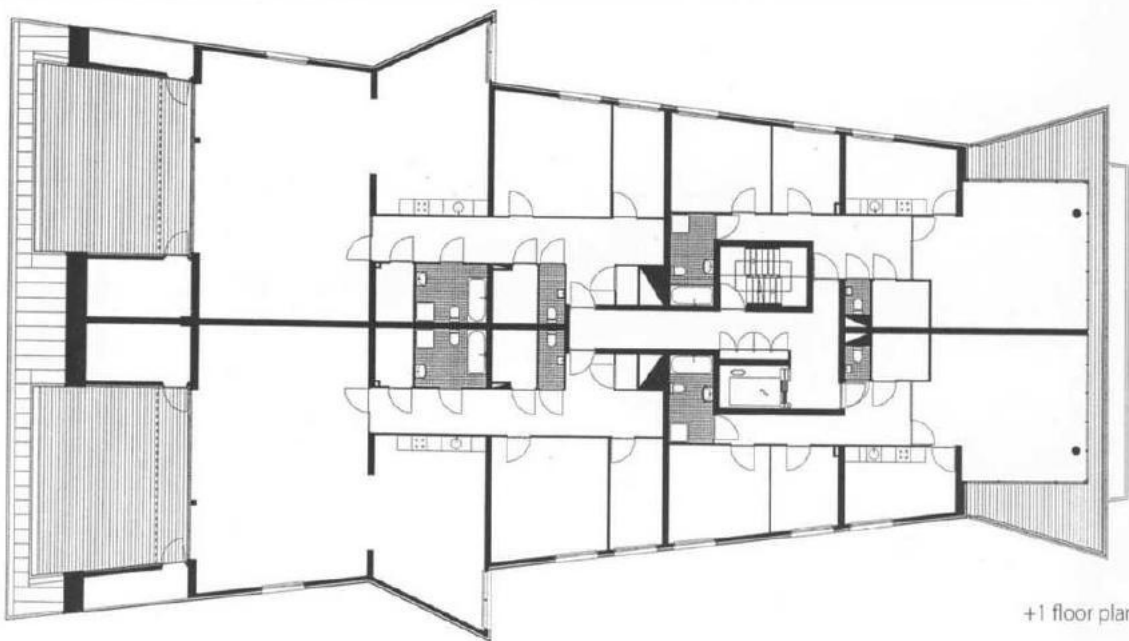


South elevation

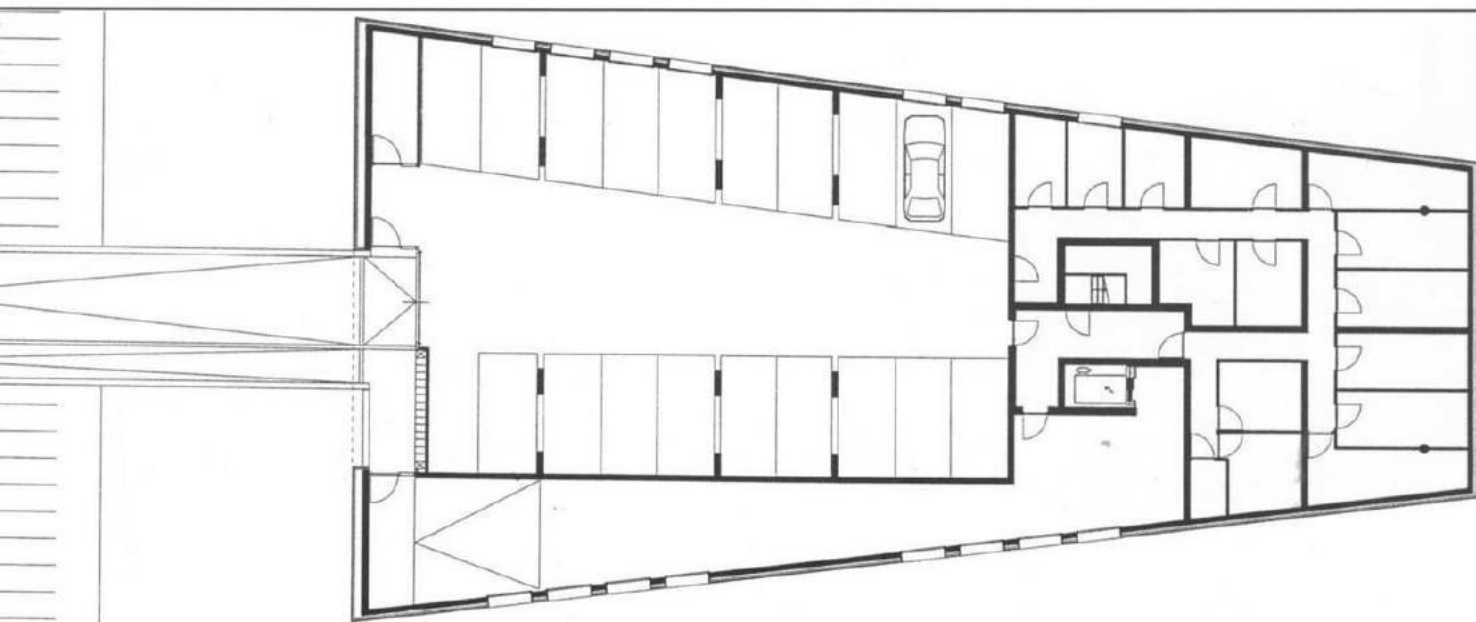




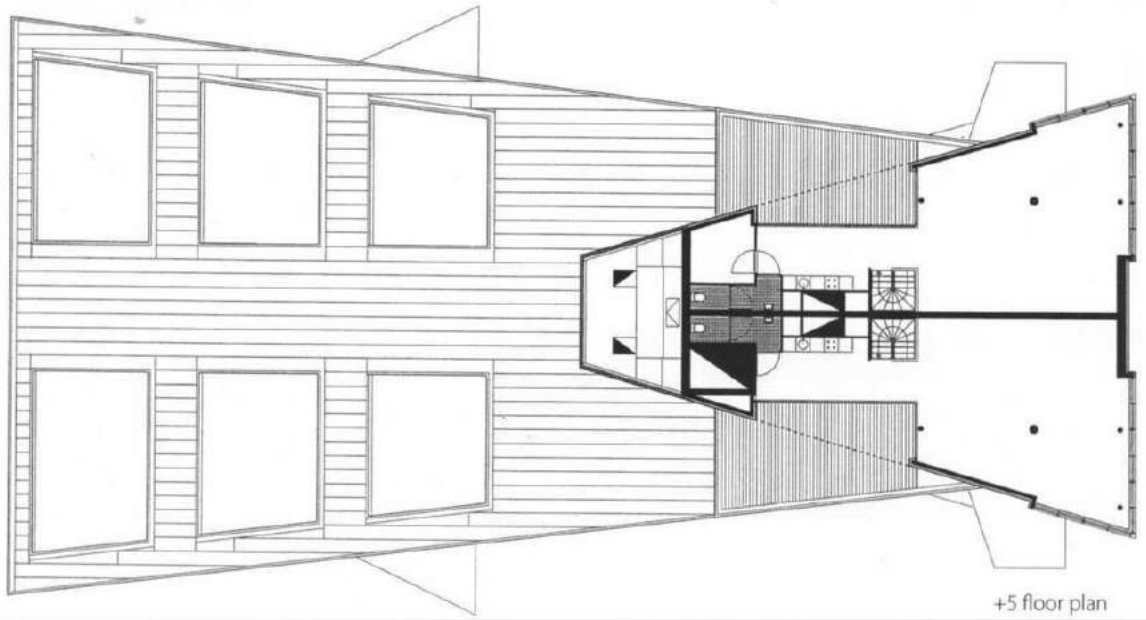
+2 floor plan



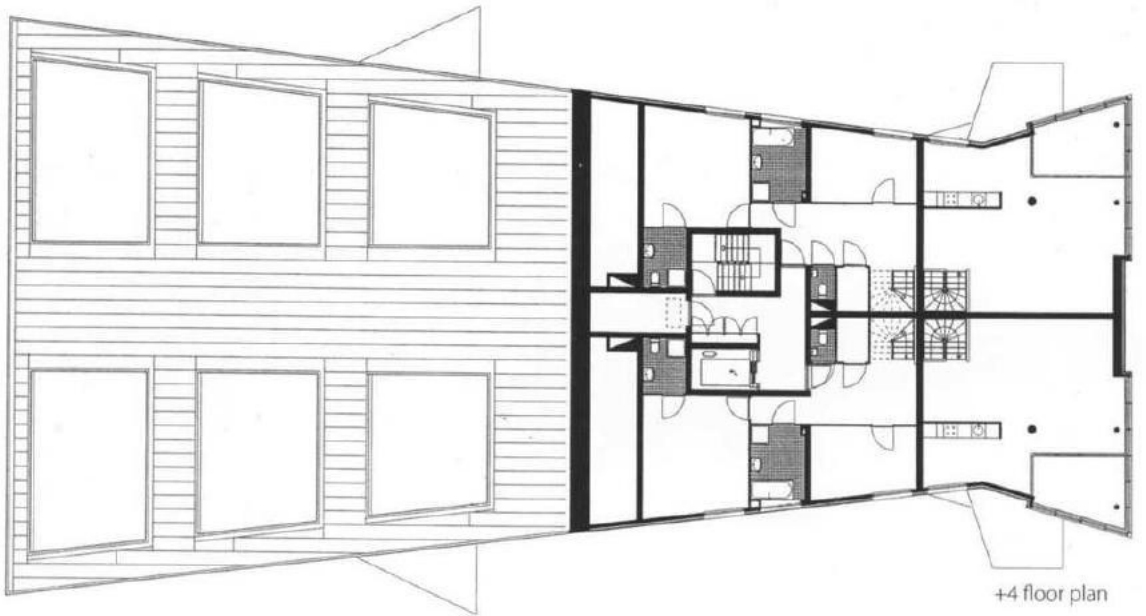
+1 floor plan



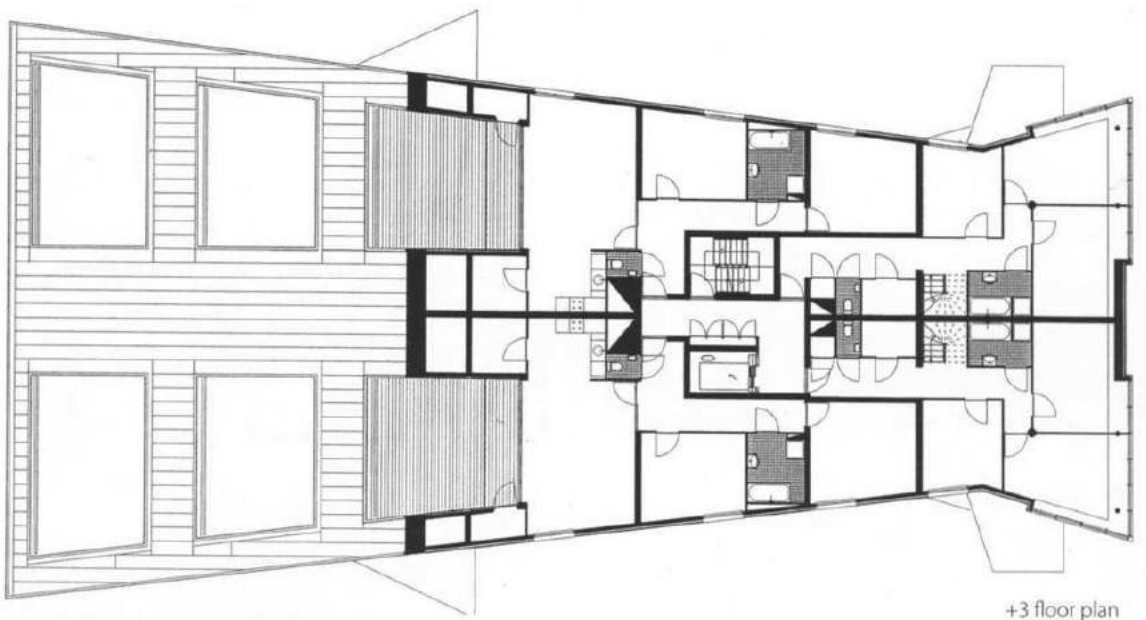
Ground floor



+5 floor plan



+4 floor plan

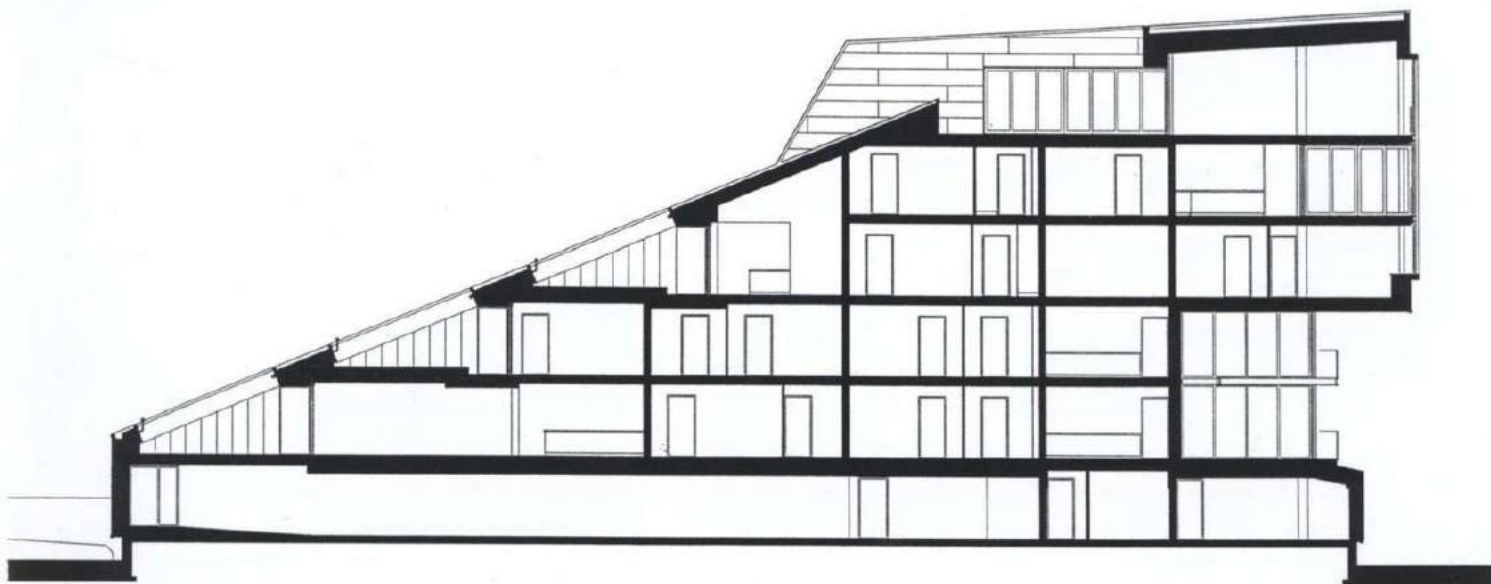


+3 floor plan

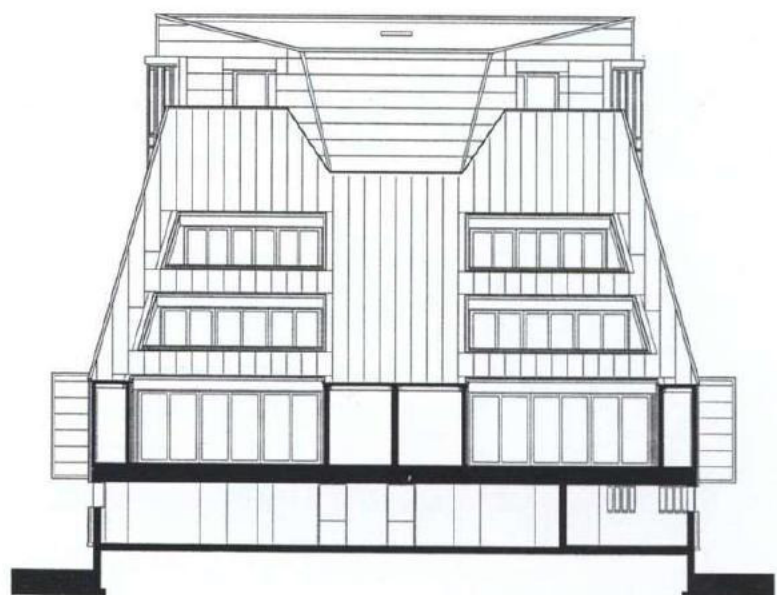




Section AA



Section BB



Section CC

ZAPCO LTD

PILE UP® AM RHEIN

PHOTOGRAPHS:
JOHANNES MARBURG

Many people dream of having their own house. A home decorated with a personal touch and with its own small yard is -even today- widely desired. This desire for a good quality of life is leading to the growing, uncontrolled urban expansion of single-family homes that damage the countryside.

The name PILE UP® implies piled up, or stacked, single family homes situated in high-density urban areas with good infrastructures. They combine the expansiveness of house with the advantages of a flat:

- PILE UP® buildings are comprised of a minimum of four storeys.
- The homes have a surface between 90 and 300 m² (968 and 3,228 sqft).
- PILE UP® offers single storey homes (without architectural barriers, not duplexes!)
- A part of the living room and one exterior bedroom have a height of approximately 5.60 m (18 ft).
- The great height of the living room assures good lighting throughout the interior of the home, which can reach a depth of 20 metres (65 ft) or more.
- The open spaces offer great flexibility of distribution and use.
- The differing room heights are a distinguishing feature of PILE UP® and are clearly noted from the exterior of the building.
- PILE UP® can be built in all classic architectural forms.

In a privileged area next to the Rhine River, and only a few minutes from the city centre on foot, construction is being carried out on twenty-two homes and two PILE UP® studios (112 to 220 m² (1,205 and 2,367 sqft)) with a central, underground car park. Facing north toward the Rhine, the four-story buildings form a protected space. Between the buildings and the Rhine, a spacious green area stretches out leading us to the river bank.

The fundamentals of the pilot project PILE UP® AM RHEIN, Rheinfelden consist of a concrete skeleton and prefabricated, concrete supporting elements on the façade. Upon adding limestone, white cement, and the sandblasted rear the façade obtains a warm, whitish colour. Prefabrication allows it to have extraordinary surface quality. Within the home, there are no load-bearing elements. The rooms are separated by single-partition walls of light construction, which assures a more flexible and personal distribution. Inside the building that has been built respectful to nature, there are views of the Rhine, and special attention is paid to ecological matters. The building is in accord with the Minergie-Standard (minimum energy use standards) and a naturally decorated area of native vegetation has been placed on the rooftop.

Architecture:

ZAPCO LTD, Basilea, Zug in cooperation with
Zwimpfer Partner Architekten, Basilea, Zurich

Project Management Team:

ZAPCO LTD, Basilea, Zug in cooperation with
Zwimpfer Partner Architekten, Basilea, Zurich

Landscape architect:

Katja Schenker

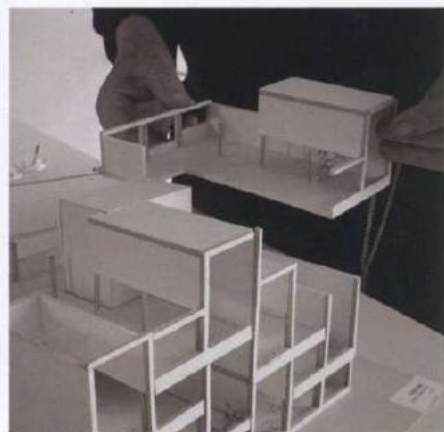
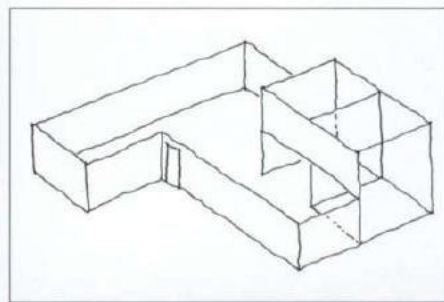
Area:

5,169 sqm (55,618 sqft)

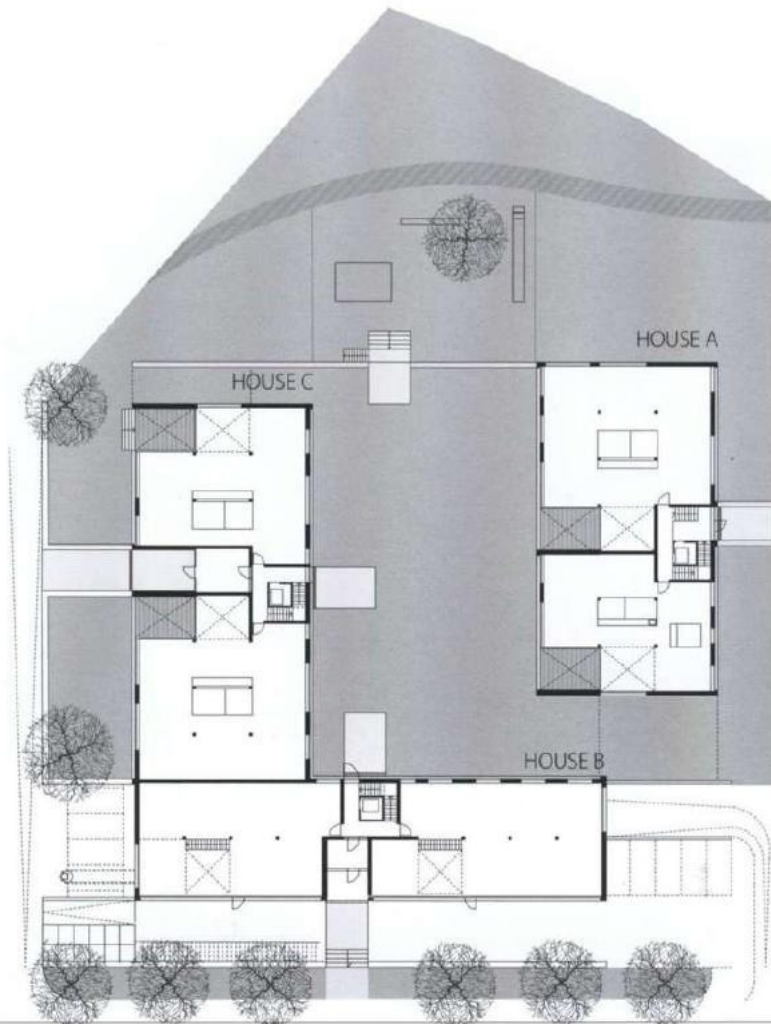
Location:

Rheinfelden, Switzerland









Ground floor plan





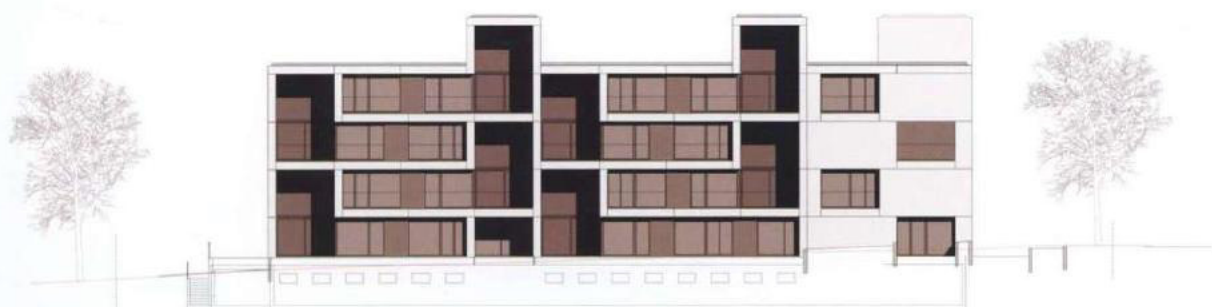








East façade



West façade



sps-architekten

Samer Mösl Passive Energy Housing Complex

PHOTOGRAPHS:

PAUL OTT / SPS-ARCHITEKTEN

Located on the northern edge of the city of Salzburg this project finds sustainable solutions in urban planning, passive house standards and spatial quality. Three slender buildings are orientated to the neighboring housing development and establish a visual dialogue with the adjoining grassland thanks to their elongated shape. The surrounding open space, which leads to a nearby stream, remains accessible and contributes to the inhabitants' quality of life.

A combination of three-story groups of differently sized L-shaped apartments forms the complex, with light-flooded entranceways and staircases subdividing the elongated buildings and providing routes that extend diagonally through the site. The two, three or four-room apartments each include an open-plan living area and connect with the two opposite outdoor spaces. This innovative solution contrasts with conventional passive houses, which usually include large windows facing south but only small ones to the north. It brings sunlight and therefore quality of living conditions into each room and ensures solar gains. Furthermore, each apartment has direct access either to a semi-protected balcony or small garden.

Central heating is provided through a 200 sqm (2,150 sqft) solar energy plant on the roof in combination with a 22,000 liter buffer tank backed up by a cost-efficient pellet heating system. An operable living room ventilation system with an air-to-air heat exchanger in each apartment covers the low residual energy demand for heating and provides rooms with fresh air, without energy loss.

The buildings were built almost entirely of timber, including the fire-resistant walls between flats and staircases. Only the foundations, the basement and the staircase structure were made of reinforced concrete. The project is characterized by its ambitious aims regarding energy efficiency, resource saving construction work and sustainability. Planted roofs, the use of rainwater and, thanks to this, a low level of soil sealing distinguish the complex. The use of wood throughout, a valuable CO₂-neutral material, provides additional domestic comfort. The prefabricated external timber frame walls, with cellulose insulation, are breathable. The prefabricated floor slabs of cross-laminated timber, oiled wooden floors, triple glazed timber and wood-aluminum framed windows are further elements that emphasize the sustainable character of the complex.

Architecture:

sps-architekten zt gmbh

Team:

Simon Speigner,
Helga Huber-Hochradl,
Dirk Obracay

General contractor:

Ebster Bau GmbH

Timber construction:

Meiberger Holzbau GmbH

Client:

Heimat Österreich

Construction:

2005 – 2006

Cost:

€ 6.3 million

Site area:

8,301 sqm (89,350 sqft)

Gross floor area:

6,111 sqm (65,780 sqft)

Location:

Salzburg, Austria



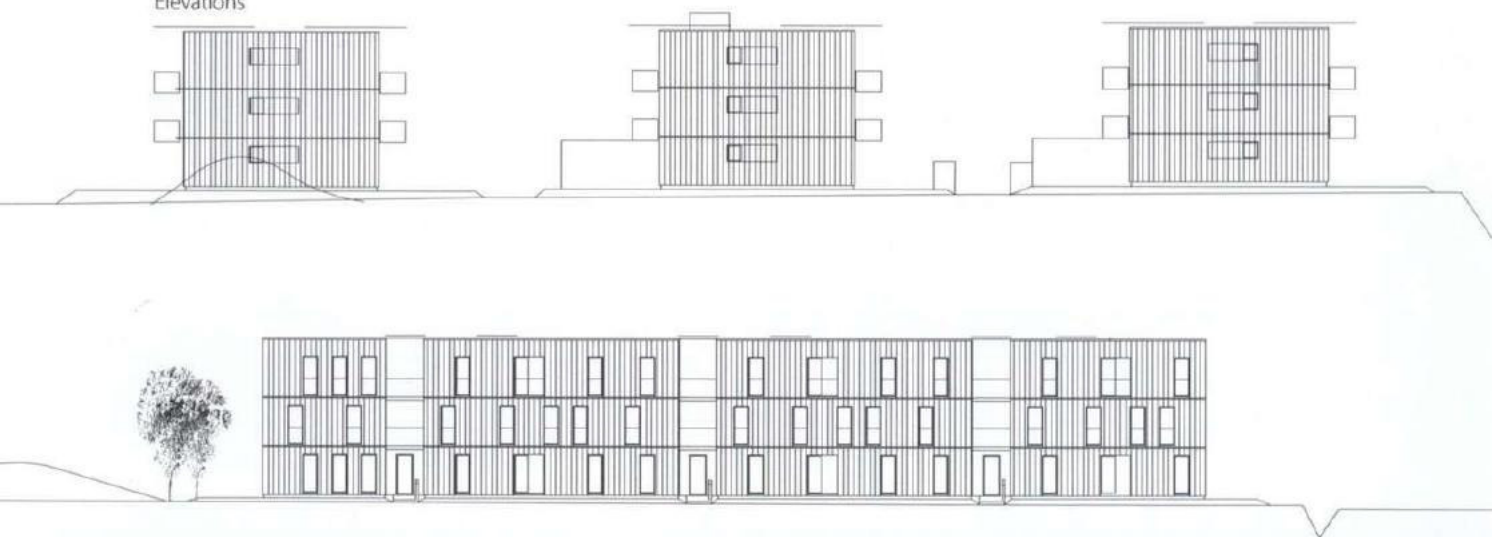


The Samer Mösl project demonstrates how it is possible to combine ecological demands, the use of passive climatization and a high standard of quality in the design of social housing. When built it was Austria's largest multi-story, timber-built, passive house residential complex.





Elevations



© sps-architekten

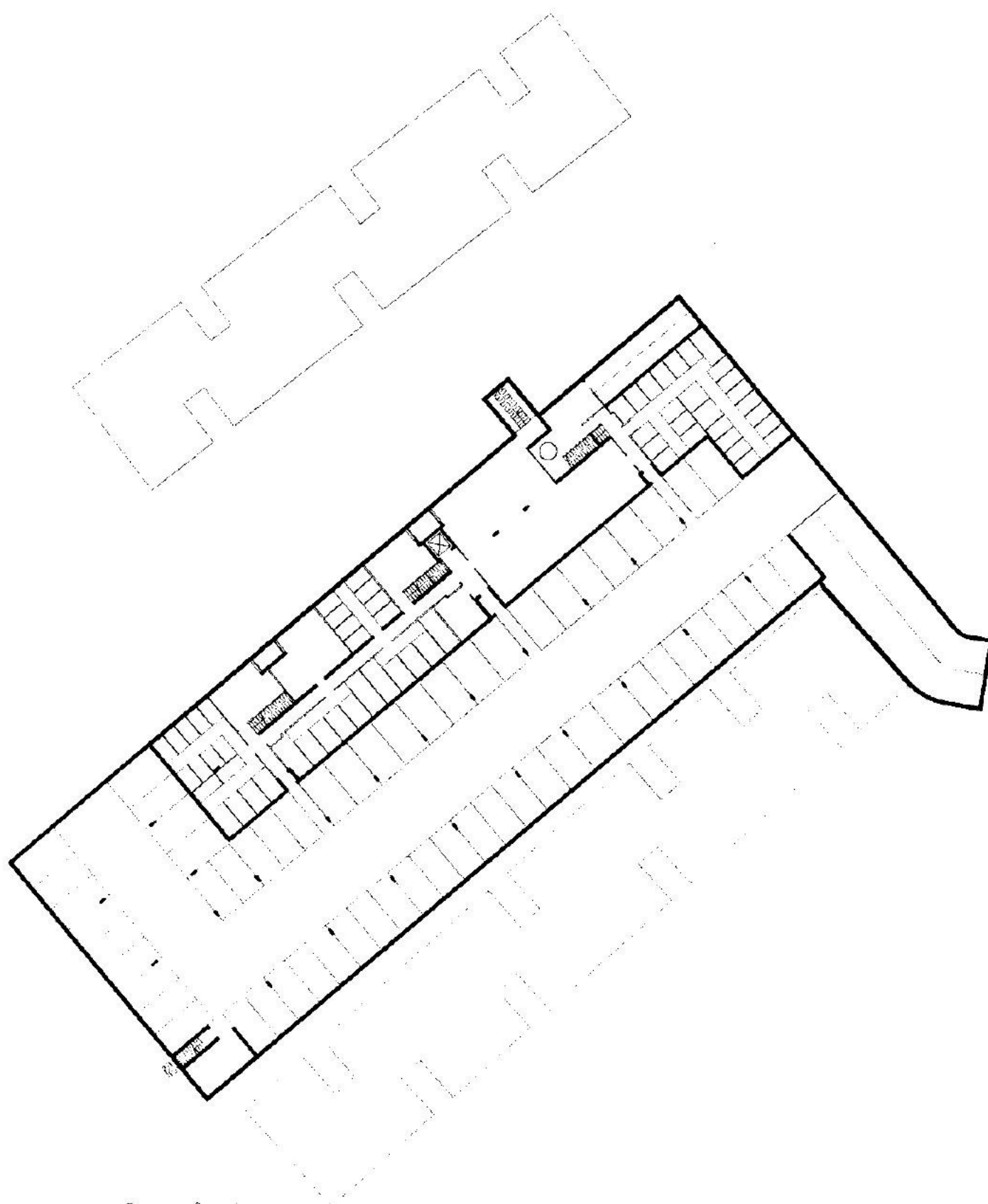




© Paul Ott

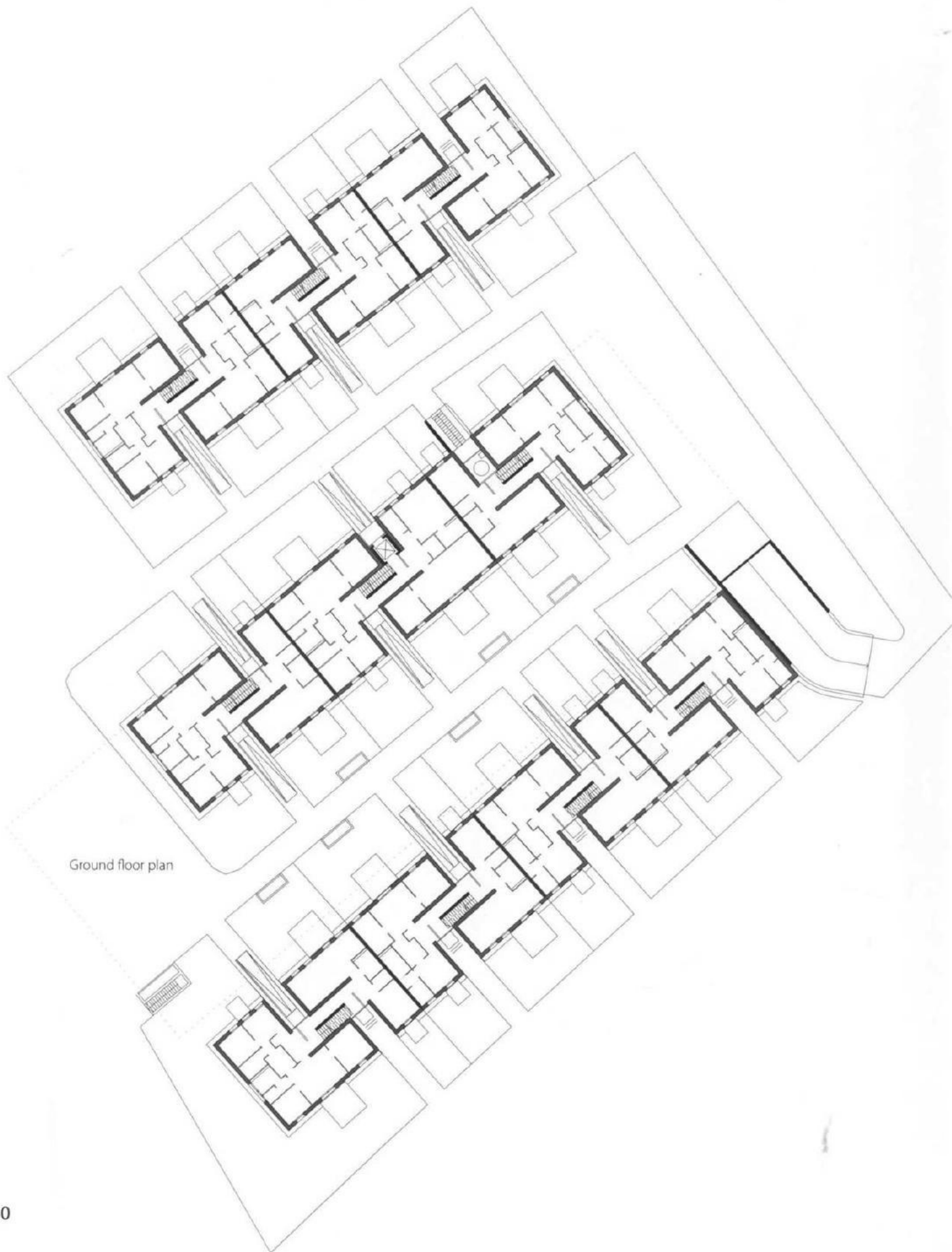


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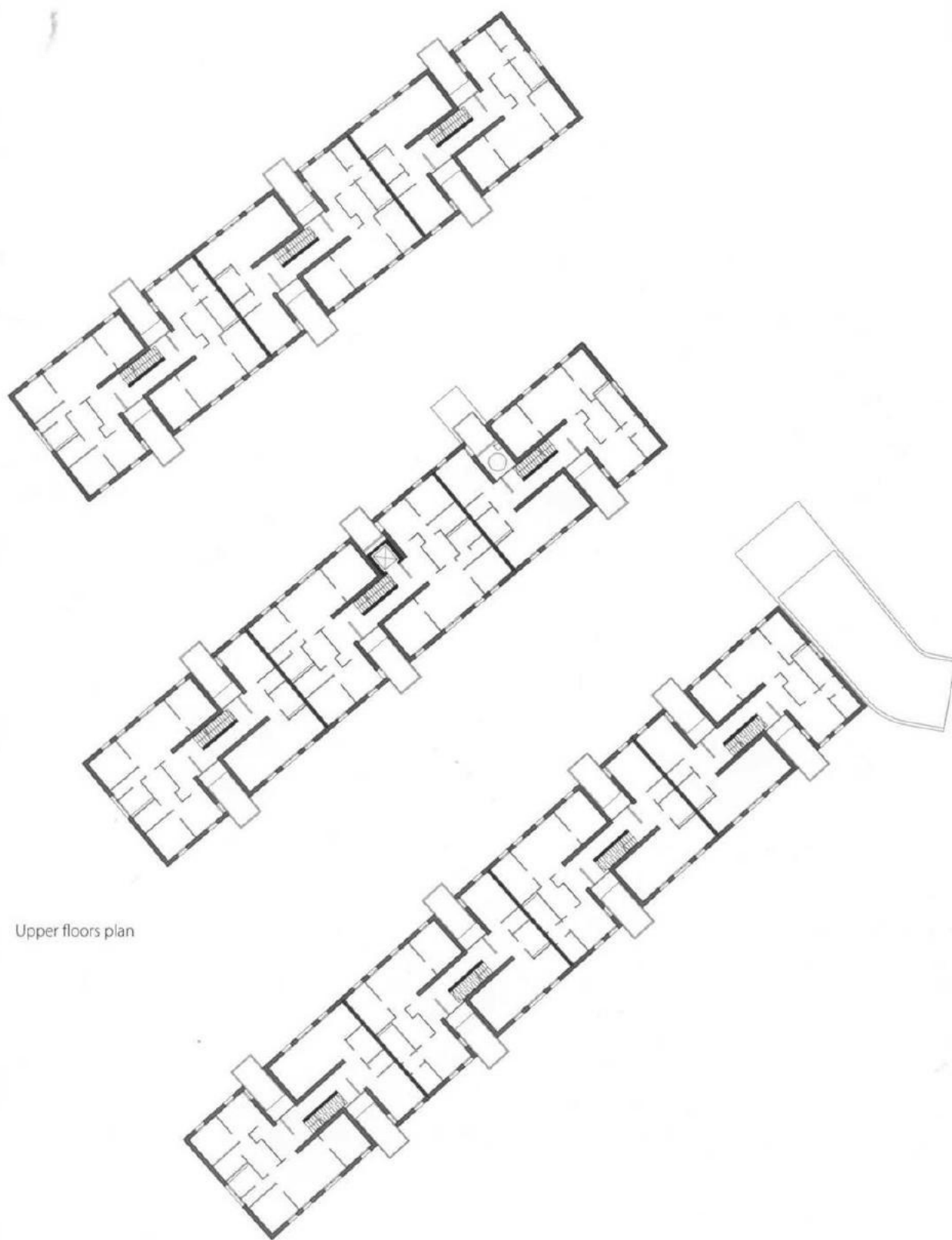


Basement floor plan





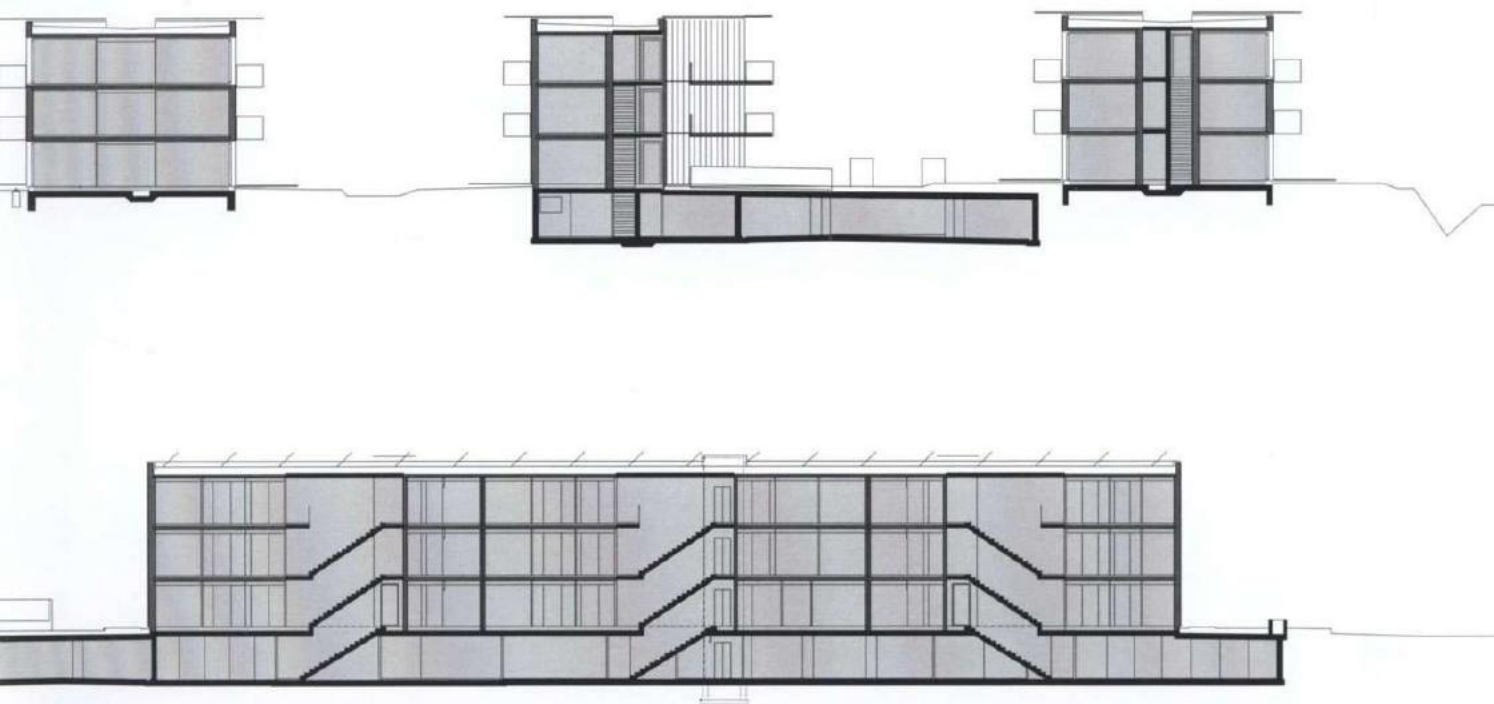
Ground floor plan



Upper floors plan



Sections



© Paul Ott ▲▲

KCAP Architects&Planners

Huys Afrika Residential Building

PHOTOGRAPHS:

KCAP Architects&Planners

Along the banks of the river IJ in Amsterdam a piece of former dock-land is being transformed into a high-density residential and business area. The increase in density has been achieved by placing new volumes in front of, behind, alongside and/or above the existing warehouses. This generates a spatial ensemble with a capacity to include the various programs intended. The volumes have been divided into horizontal zones defined by these different programmes.

The brief of KCAP's commission for the Huys Afrika housing complex concerned the construction of a building with 52 apartments, plus the renovation of the old Huys Afrika warehouse (undertaken by Villanova). Building D partly interlocks with it, as well as extending over and above it. The new building has been designed as a periscope that overlooks the old Afrika warehouse in the direction of the river and the cruise-ship terminal. The entrance to the new Afrika warehouse has been created by maximising the integration of living and working spaces, as well as the carefully orchestrated juxtaposition of the old with the new.

The building is to be accessed by a central corridor. The second lift and staircase connect the building to a subterranean parking garage. The northern façade, which faces the river, has been tilted upward and is entirely constructed of glass. This double-glazed façade provides a barrier against the rumble of the passing ships.

Architecture:

KCAP Architects&Planners, Rotterdam

KCAP team:

Han van den Born, Kees de Jong,
Rik Houtman, Thomas Baecker,
Marcel Damen, Matthijs Karstel,
Simone Nagel, Willem Appel

Client:

Heijmans IBC Property Development,
Almere-Stad

Contractor:

Heijmans IBC Bouw

Consultants:

Structural engineering:

D3BN, Netherlands

Building services:

Deerns, Netherlands

Building physics:

Peutz & Associés, Zoetermeer

Fire safety:

DGMR, Arnhem

Urban plan OHK Compartment C:

KCAP Architects&Planners, Rotterdam

Client urban plan OHK Compartment C:

Oosterveem, Amsterdam

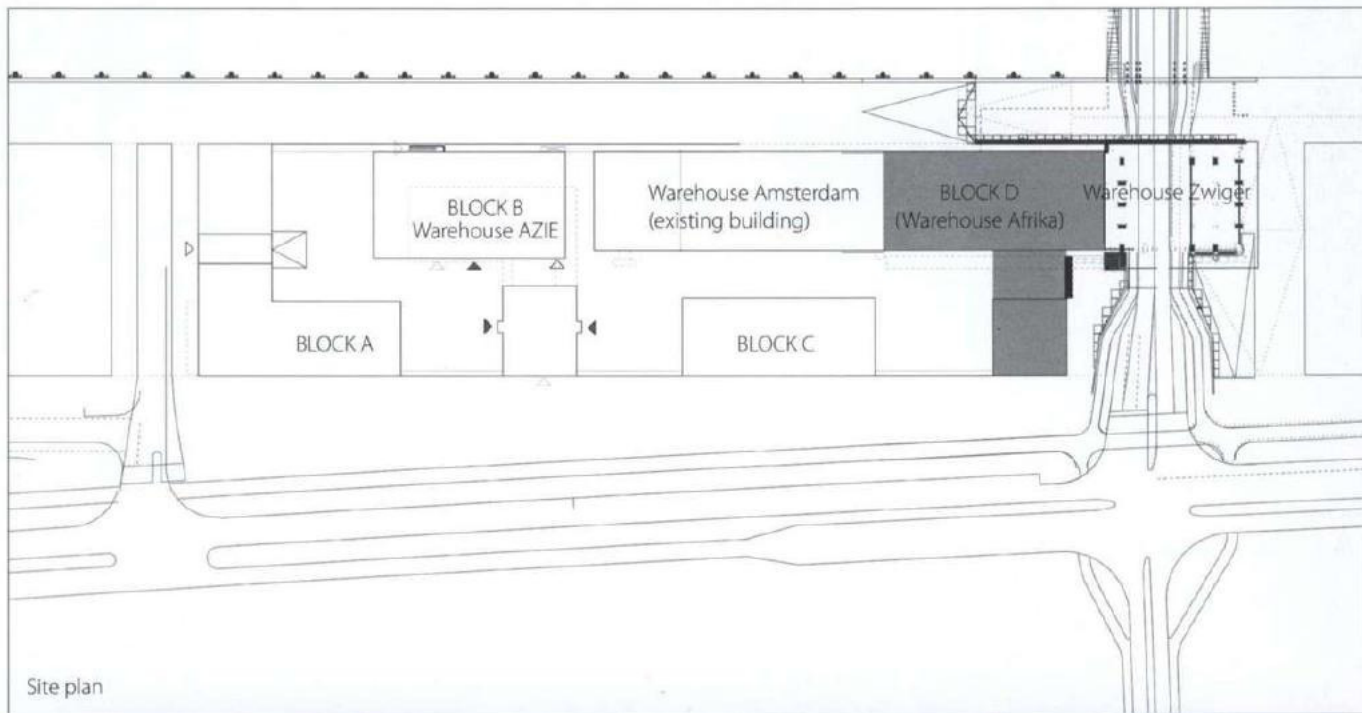
Renovation existing warehouse:

VillaNova Architecten, Rotterdam

Location:

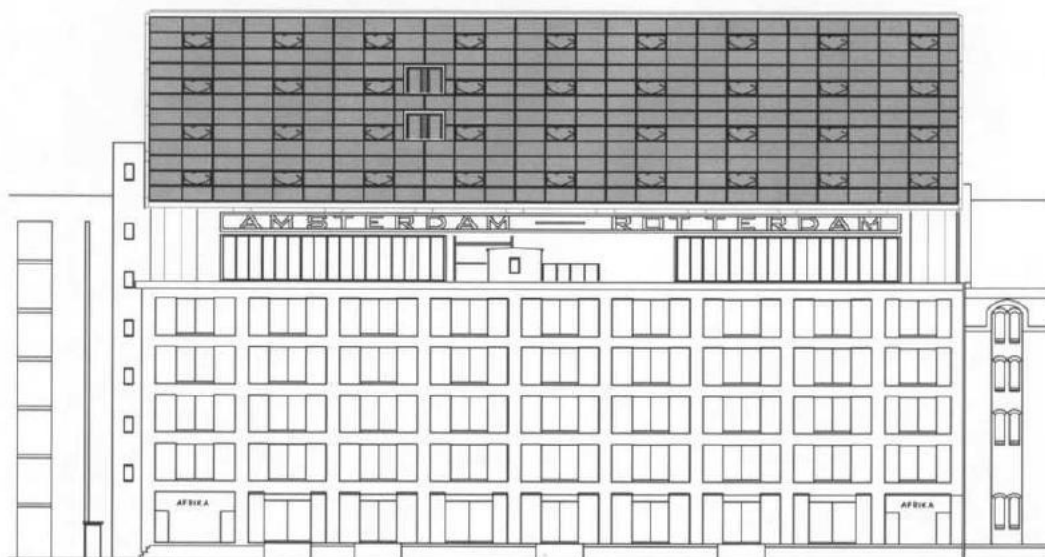
Amsterdam, the Netherlands



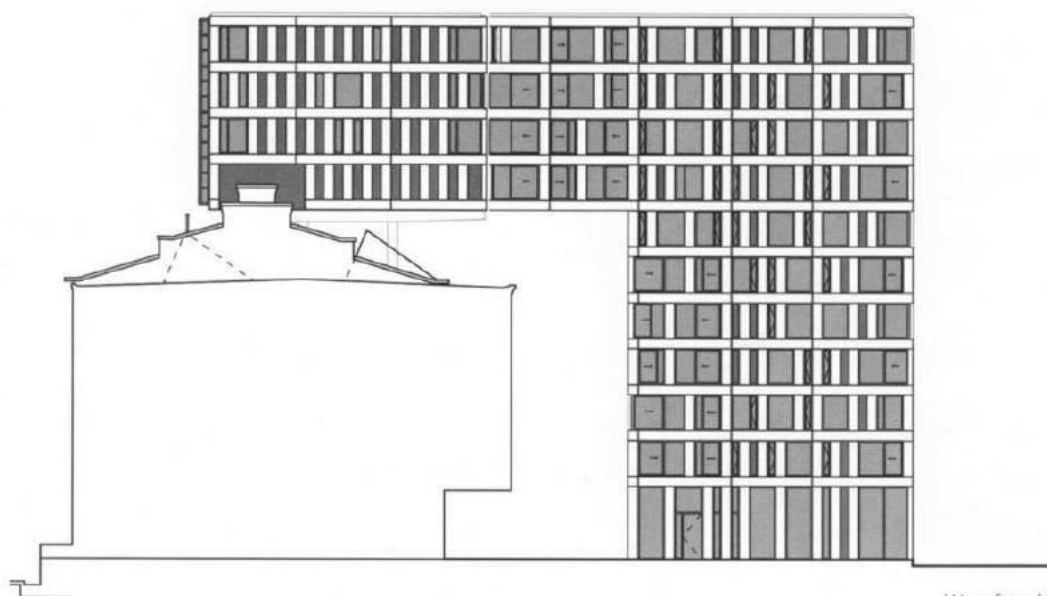


The increase in density entailed by transforming dockland into a mixed use area has been achieved by placing new volumes in front of, behind, alongside and/or above the existing warehouses. This generates a singular spatial ensemble with the capacity to accommodate the various programs.



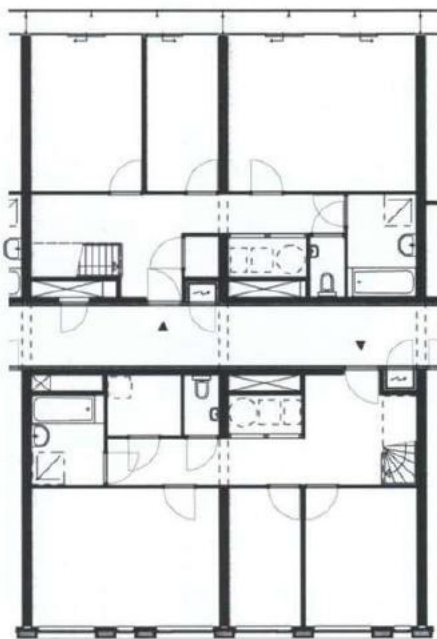
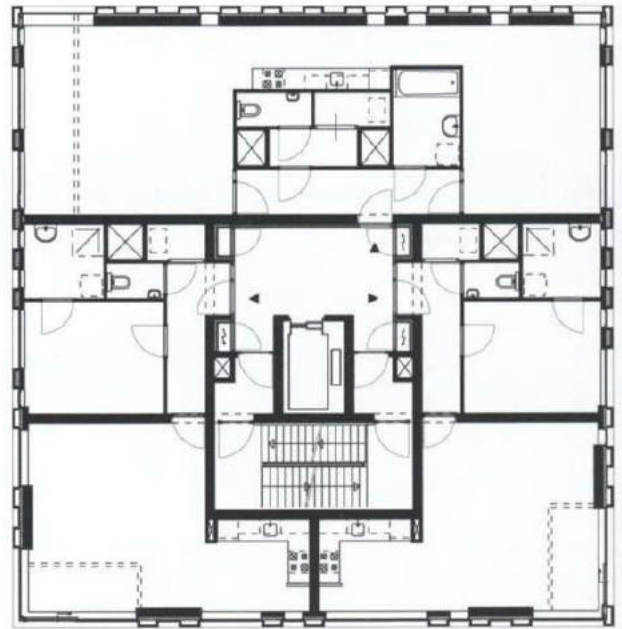


North façade

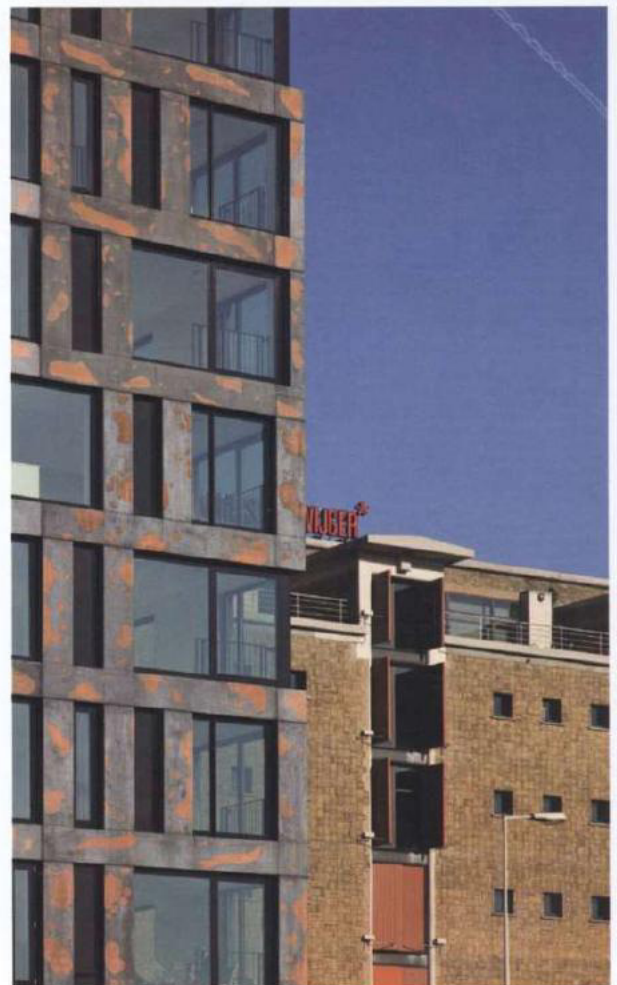


West façade

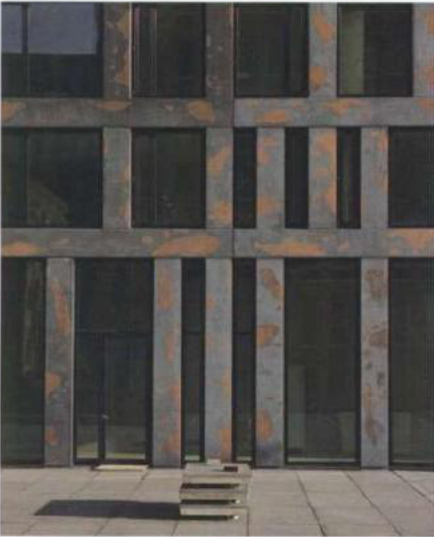


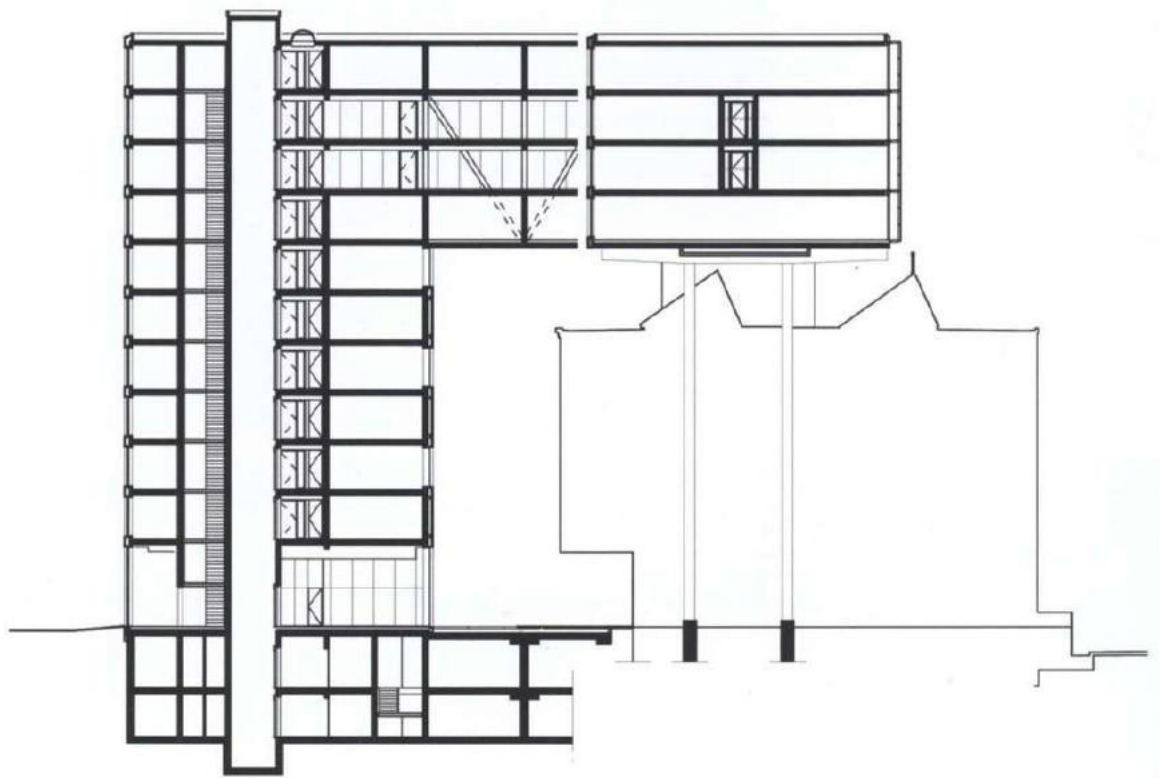


Typical apartment floor plans



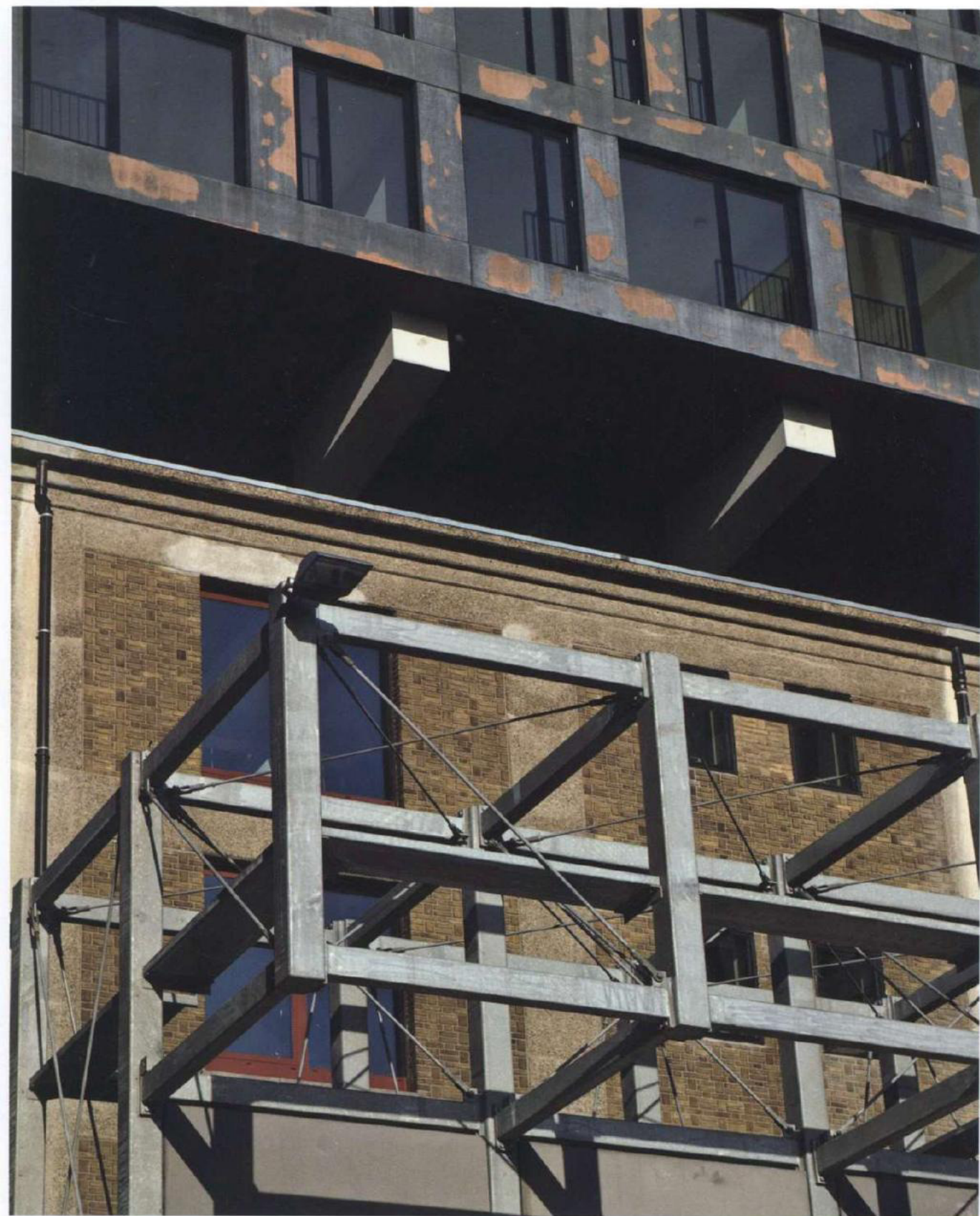
The façade is made of rust-colored prefabricated concrete elements that form a 'fabric' in order to emphasize the sculptural properties of the volume. This choice of color and texture is well-suited to the predominant atmosphere of the area, with its warehouses and quays.





Cross-section





Brendeland & Kristoffersen

Svartlamoen Trondheim Housing

PHOTOGRAPHS:
GEIR BRENDELAND

The plan for the housing development in Svartlamoen, in the center of the Norwegian city of Trondheim, is the result of a long and active struggle by the locals to preserve the neighborhood as a residential area since the 1940s. Trondheim only recently embraced this development when all plans for industrial development in Svartlamoen were scrapped and it was re-zoned for residential use, this time with a new label: "semi-autonomous urban ecological experimental area". All city-owned property in the area was transferred to a foundation. During this transformative period, an open competition for a new residential building was held.

When the project was inaugurated 31 people – who had participated in the planning process – moved into the two new wooden buildings. The taller building facing Strandveien contains a commercial space and four flats, each shared by a collective of five to six people. The smaller building contains six one-room flats. The high residential density of the building, 22 sqm (230 sqft) per person, is in sharp contrast to the normally expansive living space of Norwegians (at 50 sqm (540 sqft) per capita, the most generous in the world). The project's density, construction techniques and rough detailing account for the low cost of the building and the rent for a shared flat, which is well below the Norwegian market average.

All structural members in this project are untreated massive timber elements produced in factories and then assembled on site in the space of ten days. Only the exterior wall elements are load bearing, providing a column-free interior. The interior partitions are almost as thick. This creates a suitably rough interior where the occupants' own furnishings and equipment can be bolted directly to the walls; additional fine-tuning and customizing of the walls can easily be done with a chainsaw or sand paper. This makes for a high grade of programmatic flexibility in years to come.

All vertical movement takes place outside the building envelope, on cantilevered steel stairs. The external stairs are all part of the strategy to limit the overall constructed area, and with that the cost of construction and the need for heating, whereas the wide platforms provide the inexpensive luxury of sunny balconies. One of the objects in the project was sustainability and reduction of energy consumption per person. The outer walls thus have an additional layer of mineral wool, gypsum boards and an outer skin in traditional untreated pine heartwood, which minimizes maintenance requirements. Windows are argon-filled, which is an effective energy saving measure.

Architecture:

Brendeland & Kristoffersen arkitekter AS
(Geir Brendeland and Olav Kristoffersen)

Engineers:

Statics:

Nils Fjærvik, Reinertsen Engineering AS

Fire:

Hege Tryggstad / Geir Jensen, Cowi AS

Electricity:

Terje Dahlheim, Cowi AS

HVAC:

Marit Fjær, Cowi AS

Project leader (client):

Harald Nissen,

Svartlamoen housing foundation

Contractor:

Stjern AS

Gross floor area:

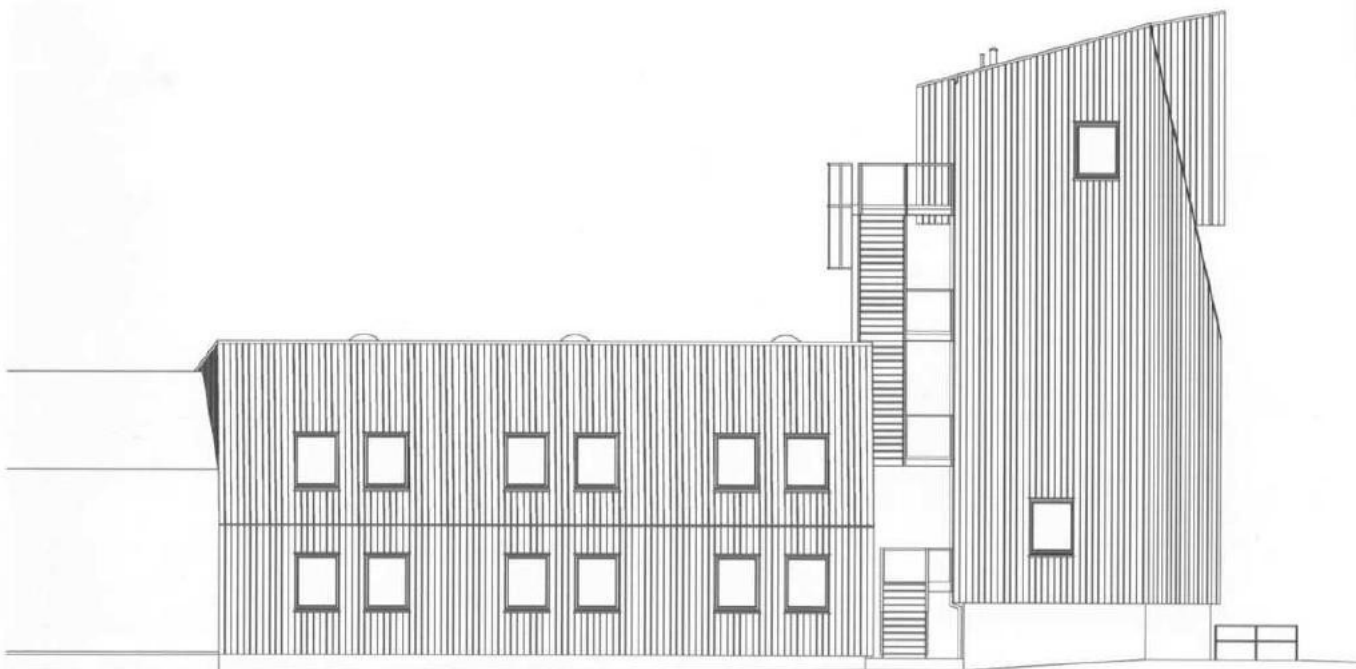
1,015 sqm (10,925 sqft)

Location:

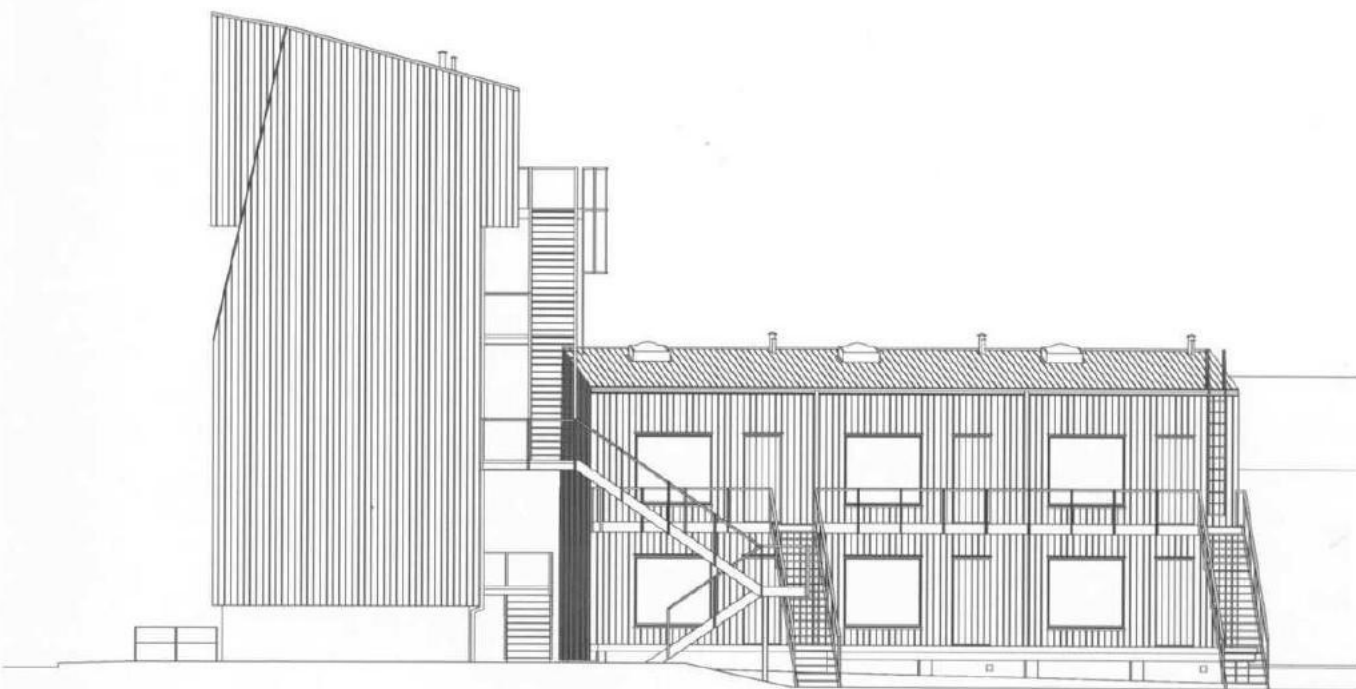
Trondheim, Norway







Northeast elevation



Southeast elevation



The project's density, construction technique and rough detailing account for the low cost of the building and the rent for a shared flat, which is well below the Norwegian market average.





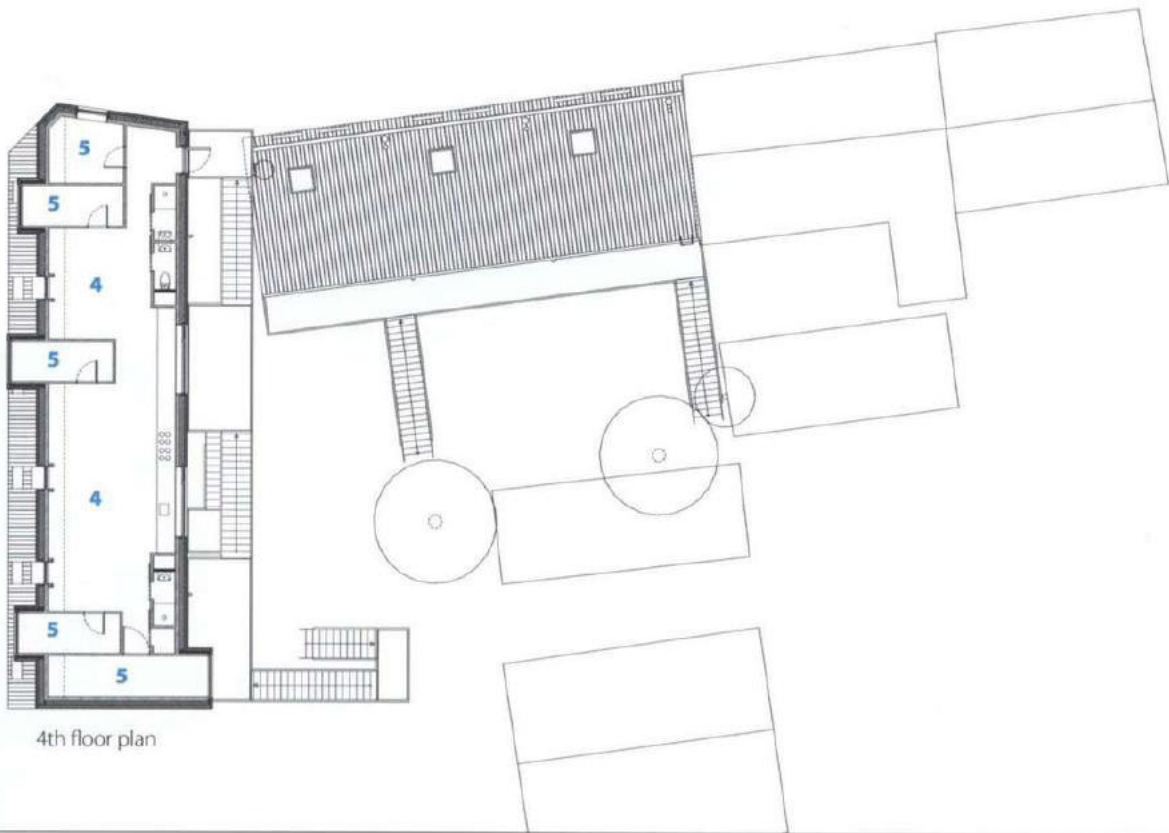
2nd floor plan



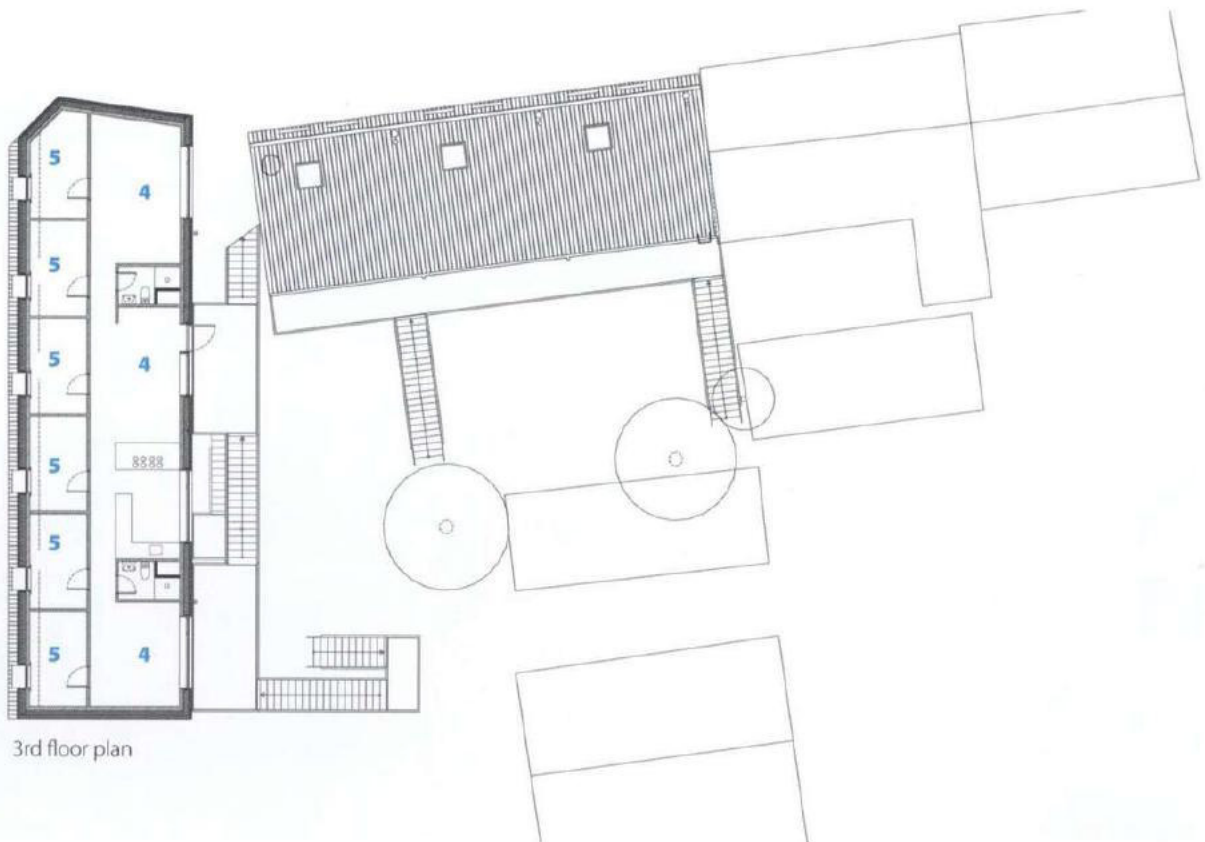
1st floor plan

KEY

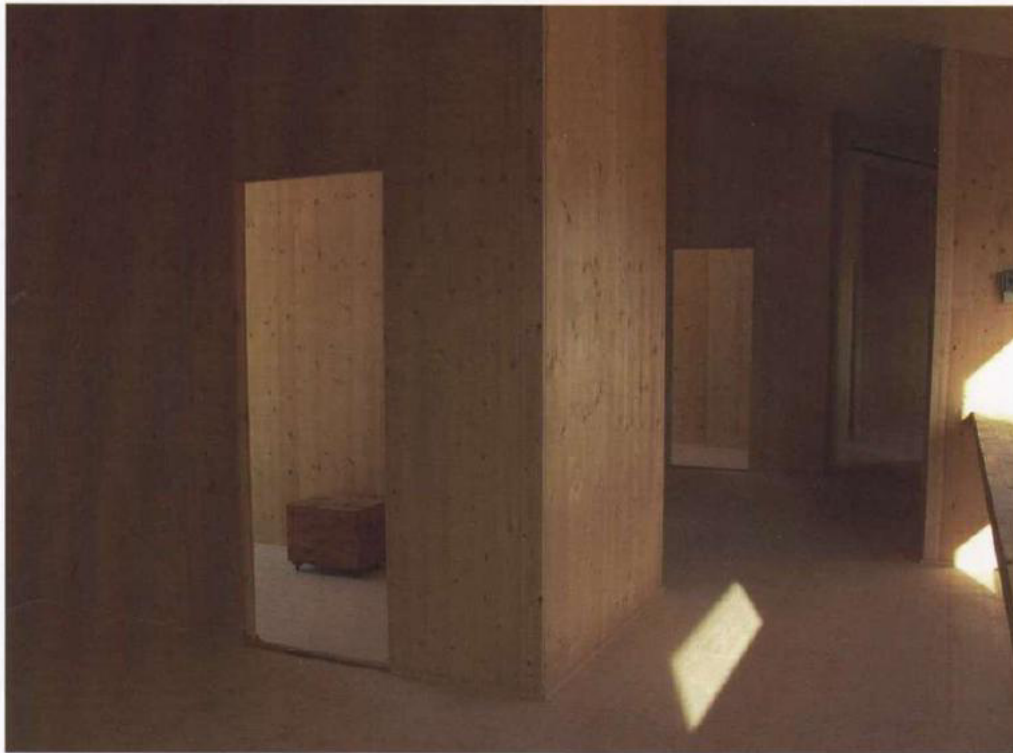
1. Street entrance
2. Main staircase
3. Backyard
4. Shared space in collective
5. Private space in collective
6. Studio flat
7. Commercial space



4th floor plan

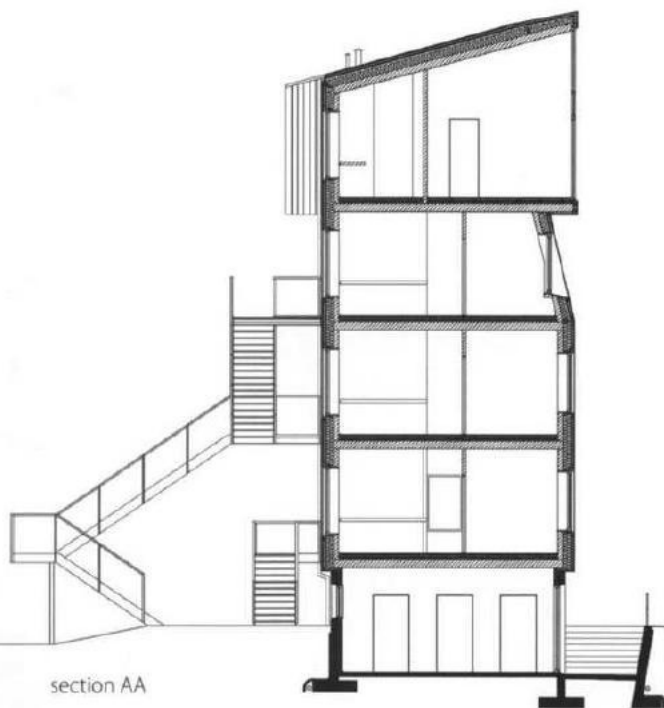


3rd floor plan

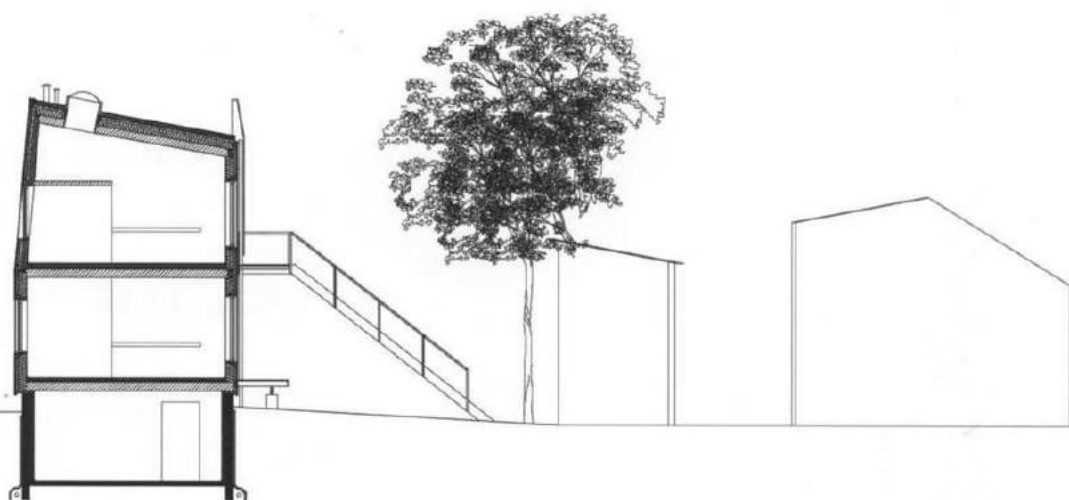
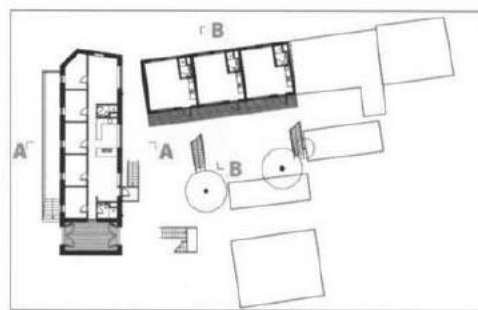


The interior partitions are almost as thick as the exterior walls. This creates a rough interior where the occupants' own furnishings and equipment can be bolted directly to the walls; additional fine-tuning of the walls can be done with a chainsaw or sand paper.

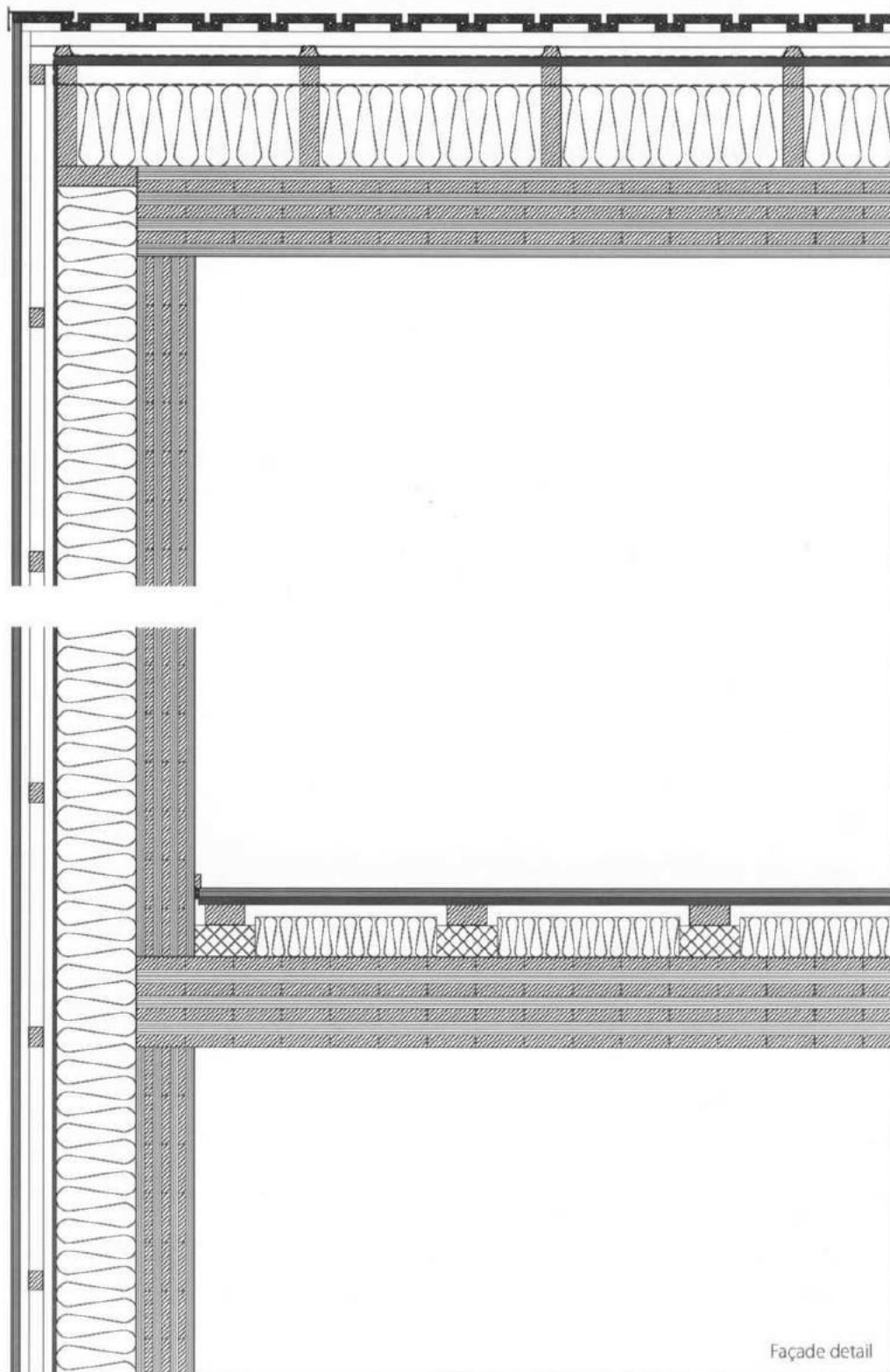




section AA

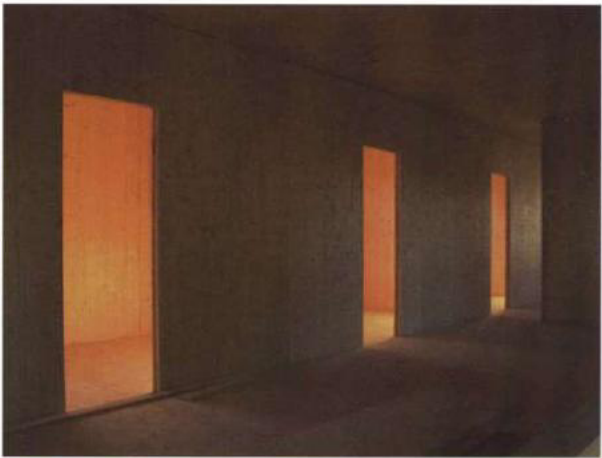


section BB



Façade detail

The outer walls have an additional layer of mineral wool, gypsum boards and an outer skin in untreated pine heartwood, which minimizes maintenance requirements. Windows are argon-filled, a highly effective energy-saving measure.



John Wardle Architects

QV1 Residential Tower

PHOTOGRAPHS:

SHANNON MCGRATH

Part of Grocon's redevelopment of the former Queen Victoria Hospital site, the QV1 Tower occupies an entire block in the heart of Melbourne, and contains 458 one, two and three bedroom apartments over ground-floor retail tenancies. Unlike conventional stacks of rectangular storeys, this 44-floor residential tower is the sum of three different irregularly-shaped floor plates that combine to form unique sculptural façades on each side of the building.

Considering close-up, intermediate or distant urban views from the north, civic scale was a primary generator of the design. With the intention of rethinking the tall building type and avoiding a closed monolithic form, the profiles have been blurred; the façades feature color, reflectivity, and horizontal instead of vertical bands.

The tower's two halves, east and west, have separate lobbies. In both, muted raw concrete and dark or light plywood fins are counterbalanced by brilliantly lit walls saturated with color. With matching colored glass, each lobby is a memorable experience for residents and visitors. Cantilevered canopies of folded metal provide shelter and indicate the entry points from the street.

The apartment interiors accentuate the open ends, with accent colors highlighting certain elements. The roof terrace has pool, a gymnasium, and spectacular views of Melbourne and the mountains beyond. High density apartment dwelling is inherently better for the environment than suburban sprawl. The QV1 tower is an 'urban village', with shops and entertainment on its doorstep and public transport nearby, so the resident's will need their cars less.

The tower's proximity to the BHP tower was pivotal to the design, as the upper levels of the QV1 tower were cut back to give views from the BHP tower greater aperture. Indeed, this resulted in planning permission for additional floors, and a greater yield for the developer. Reinforced concrete being the developer's most efficient building method, the upper half of the building was engineered as precast concrete members for structural efficiency and speed.

Architecture:

John Wardle Architects
in collaboration with NH Architecture

Developer:

Grocon

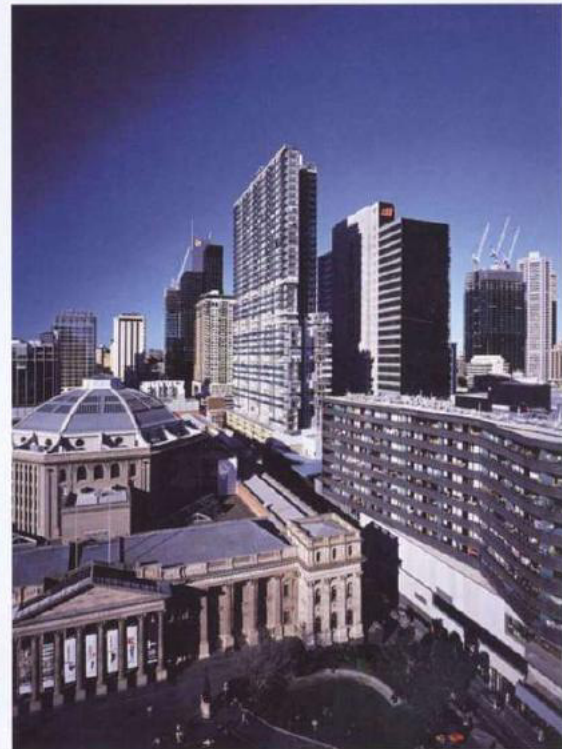
Location:

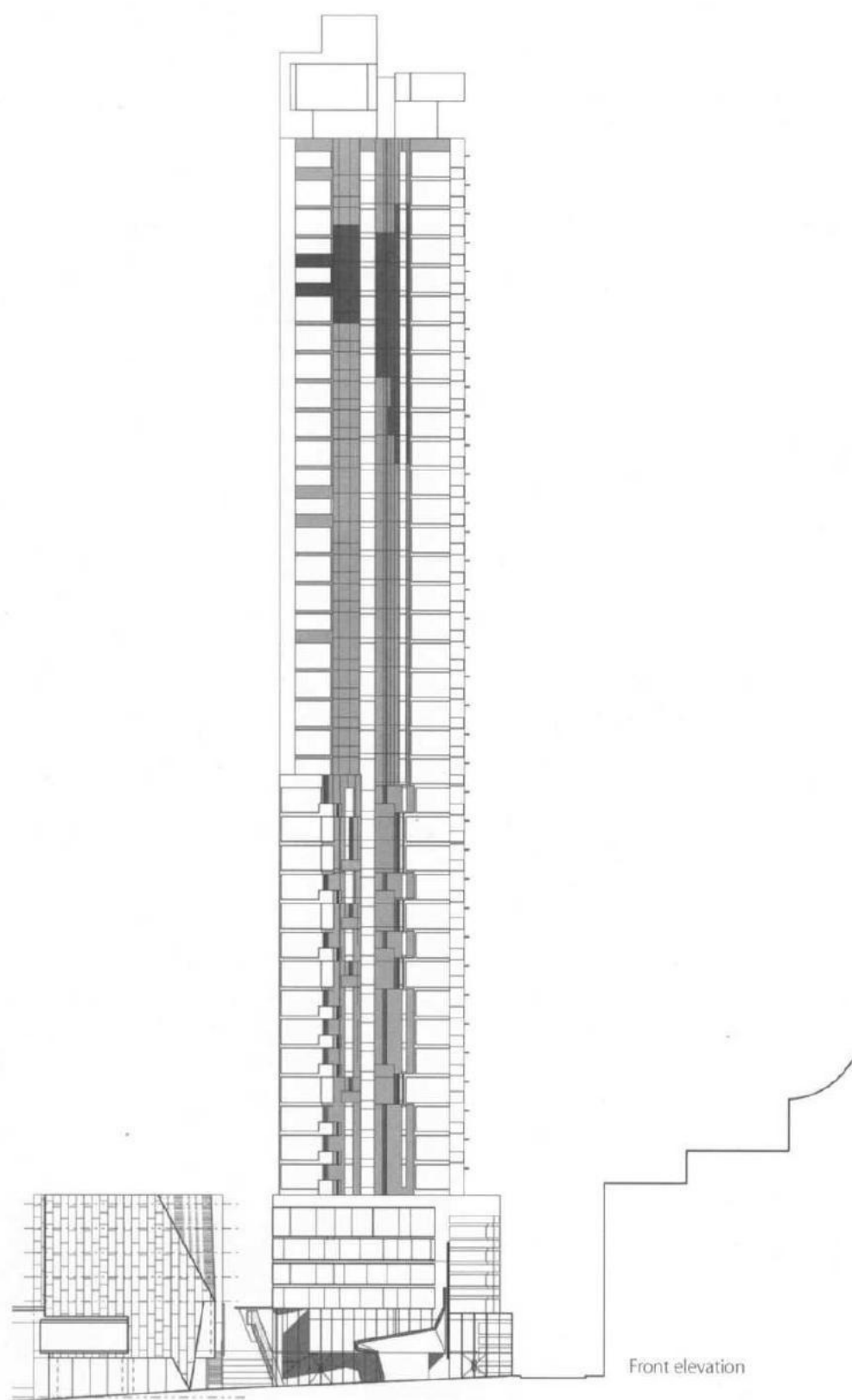
Melbourne, Australia





Where the building touches the ground, residential experience comes into play. Canopies of folded metal provide shelter and, by extending past the site boundaries, indicate the entrance points. Materials, detail and tactility were considered at this intimate scale.









28th floor plan



23rd floor plan





Predock Frane Architects

Habitat 15

PHOTOGRAPHS:

CONTRIBUTED BY PREDOCK FRANE ARCHITECTS /

ELON SCHOENHOLZ

The Habitat 15 development is a four-floor, 15-unit housing project at the foot of the Hollywood Hills, half a block west of La Brea, north of Fountain Avenue. Each unit is between 1200 and 2000 square feet (112 to 186 sqm). The project is divided into two separate buildings on the east and western side of a central courtyard that acts as both a buffer and a connection between the two.

The design process was a highly interactive negotiation between the architect and the client. The client developed a short list of critical details, requirements and product resources for the architect to work with. After several explorations the architects arrived at the maximum unit count composed of a ground level "base" of loft-like units, with 11ft plus ceilings, and three-floor townhouse-like units above. In developing the project within the client's list of details and resources, the architects were able to work within a clear set of parameters that helped guide decisions such as window type/size, exterior finish criteria, and essential unit amenities. Resources were consequently amplified and focused on the unit interiors and the Detroit Street façade. The project is deceptively simple - the rectangular exterior forms reveal an interior of multi-story interlocking and spatially dynamic volumes.

The ground floor level, which is accessed through the central courtyard, consists of five units that take advantage of their "at grade" position by opening onto their adjacent private outdoor spaces. Each unit also has a second floor that accommodates an additional bedroom.

The remaining ten units are configured vertically like townhouses. The entries to these units are accessed via stairs and an elevator to the third floor walkway that connects the units. The West building's living spaces look out towards Detroit Street and the Hollywood Hills as their front yard. The East building's living spaces look into the courtyard which acts as a visual "sky yard" through the use of a 4-story green wall of landscape. This visual barrier also shields the entries into the West building from the gaze of the East building's windows.

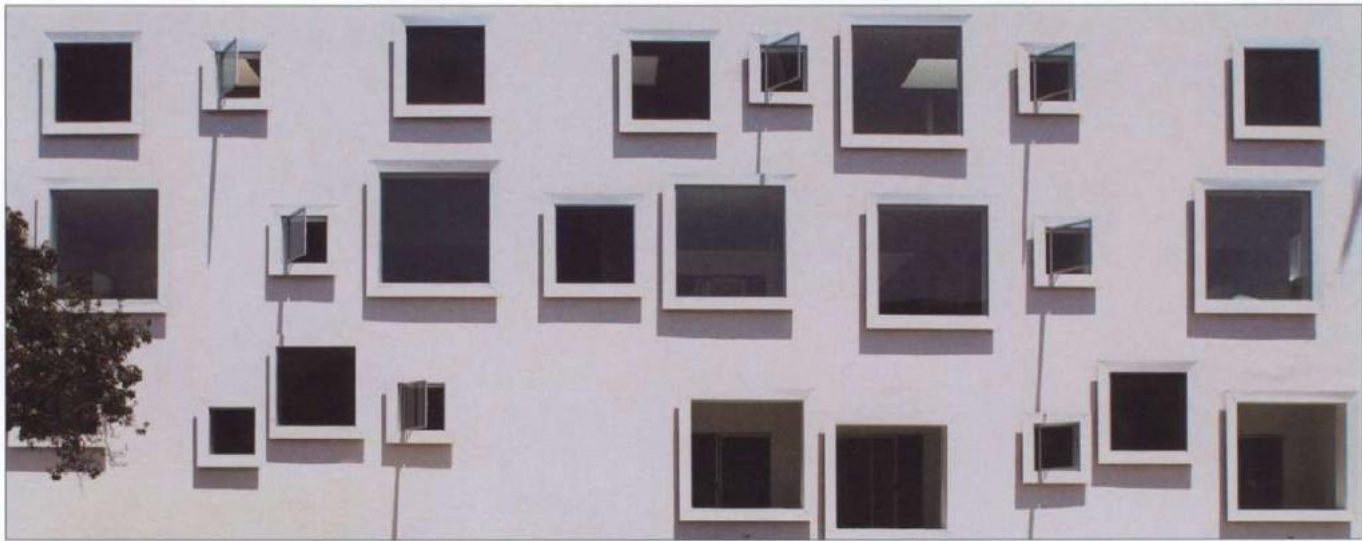
Architecture:

Predock Frane Architects

Location:

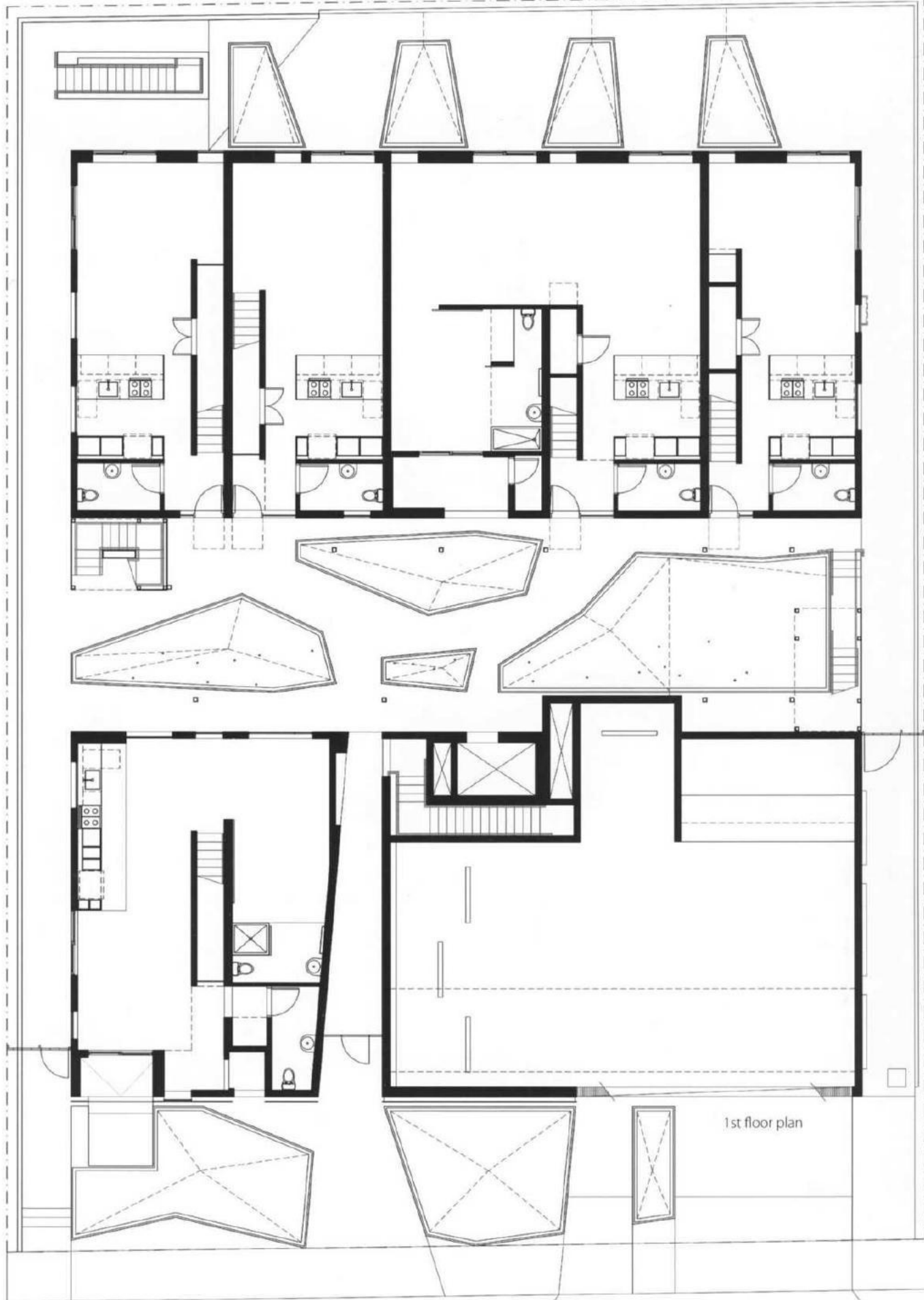
Los Angeles, California, USA

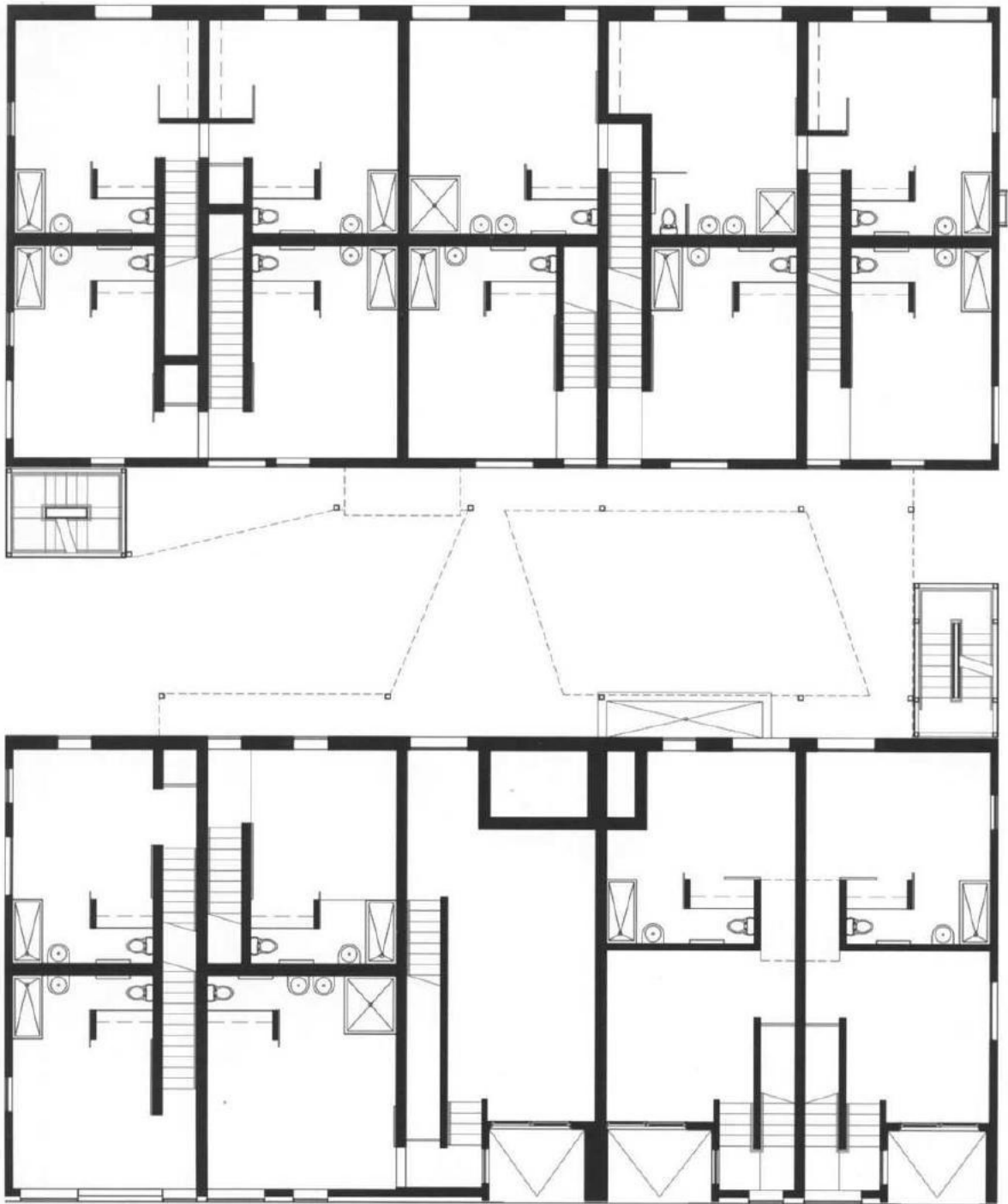




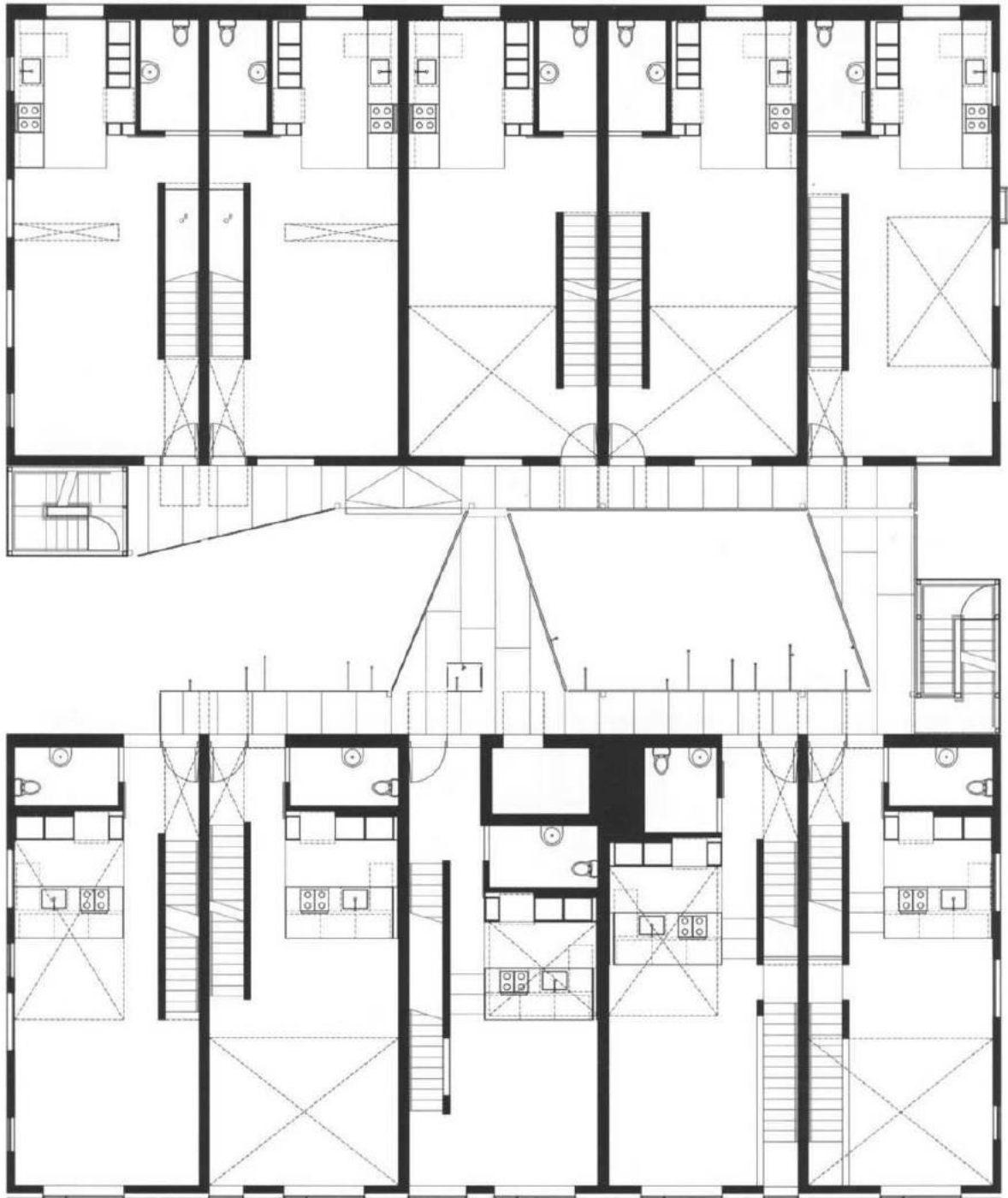
Essential in the process was a constant awareness of fundamental issues such as acoustic separation, lateral strength, and clear interior organization. From this simple diagram, the project is invigorated with overlapping sectional volumes and a multi central/social space via the green wall and "sky yards".



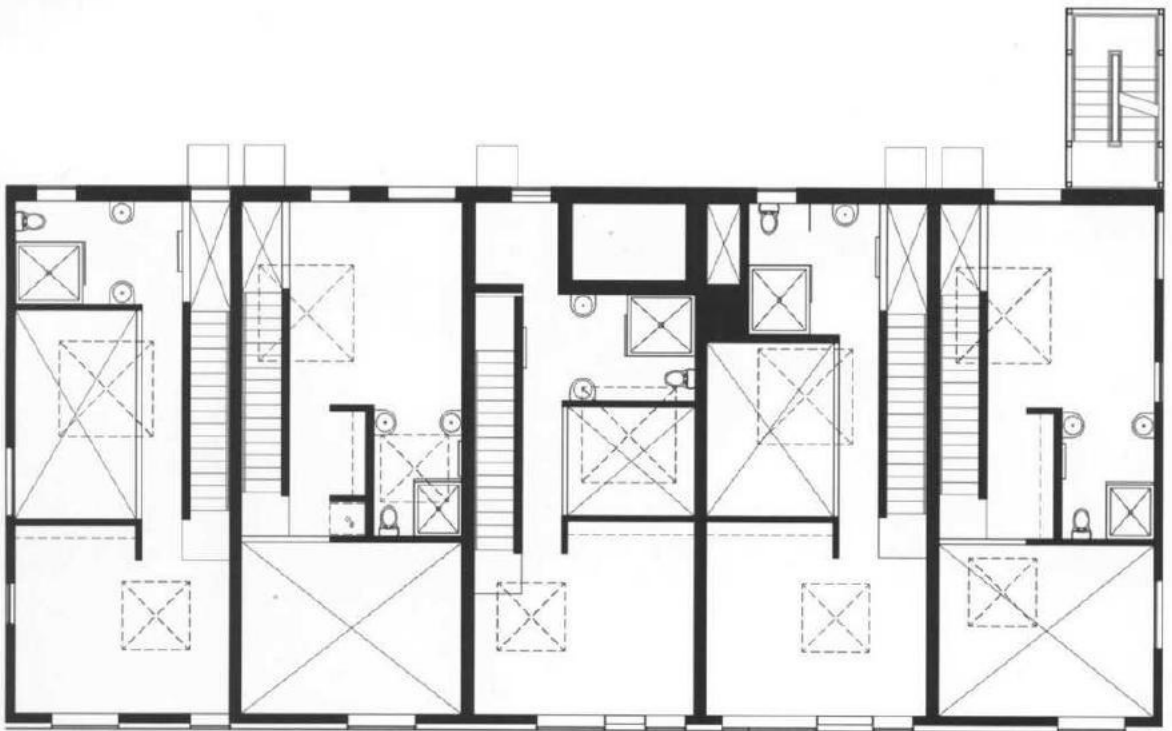
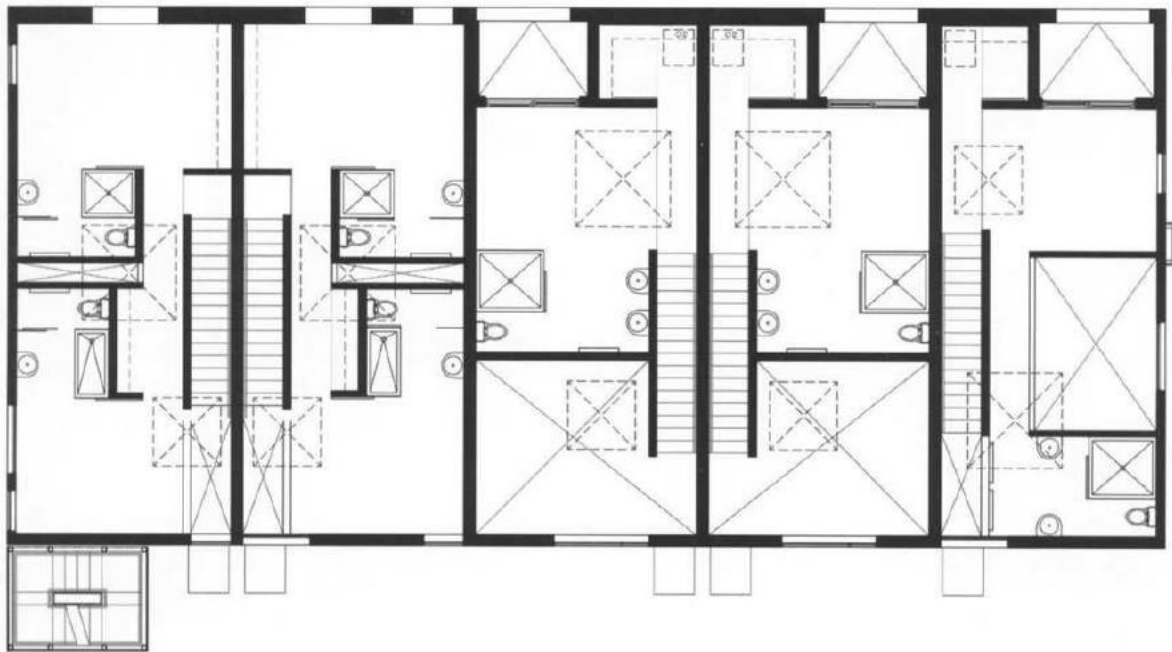




2nd floor plan

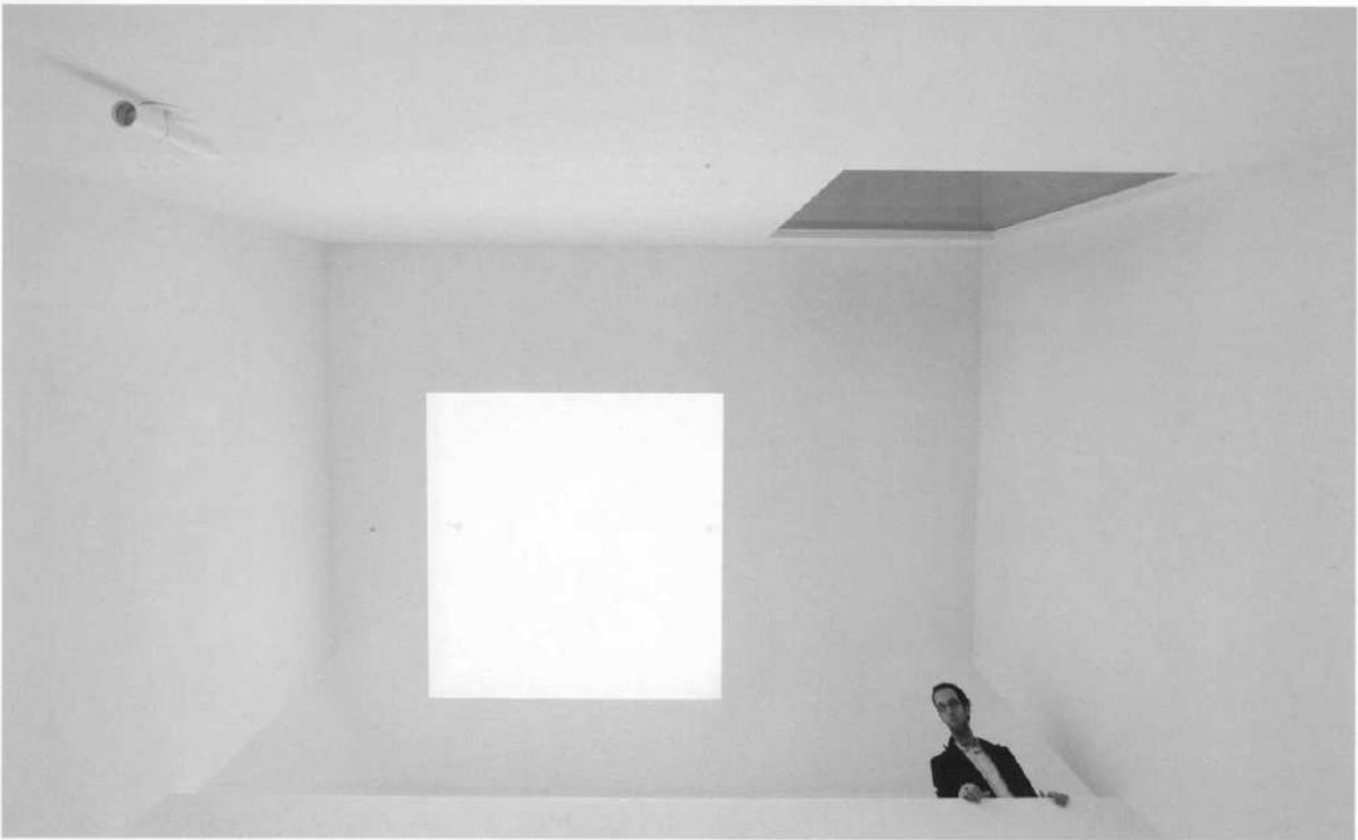
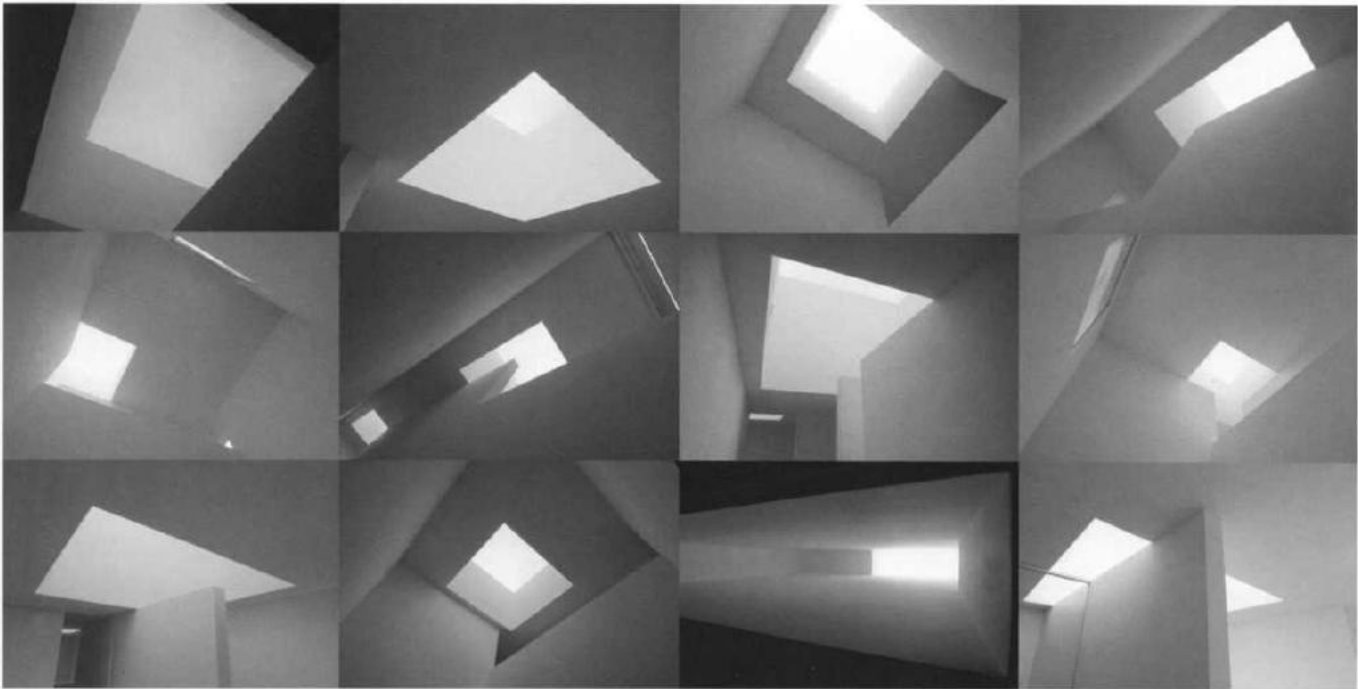


3rd floor plan



4th floor plan





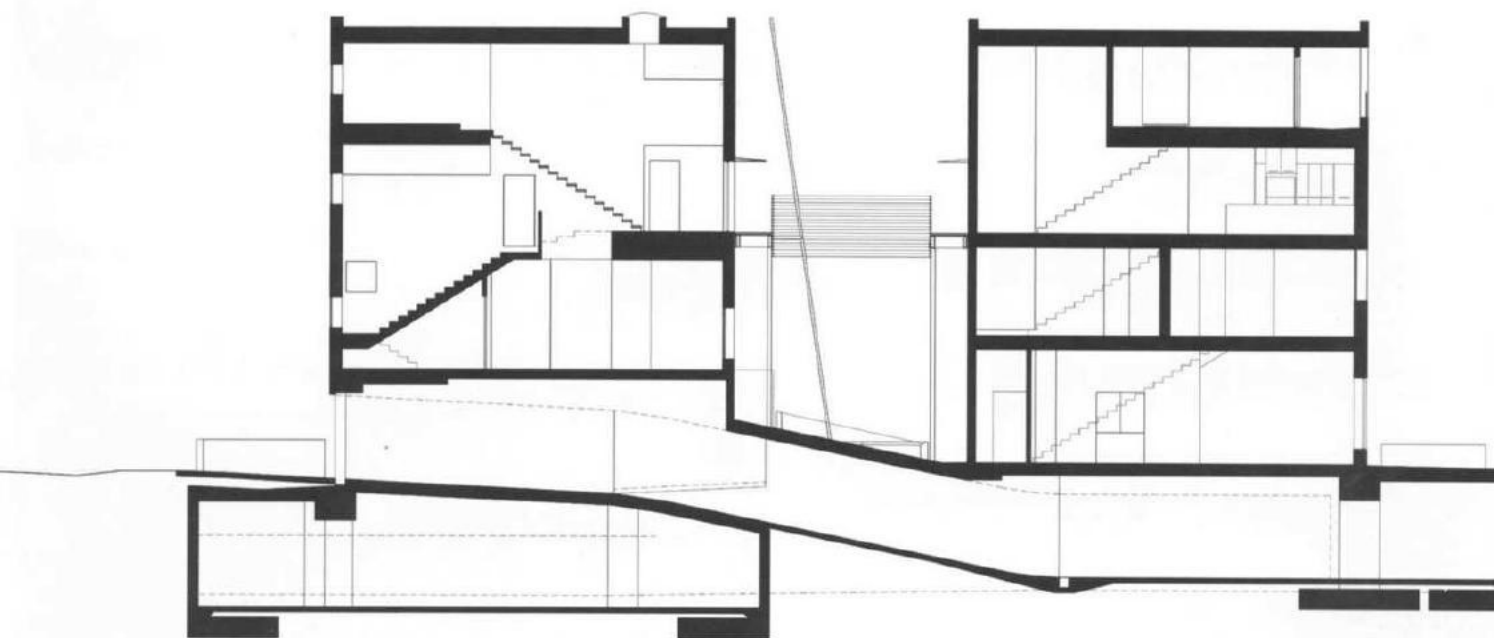
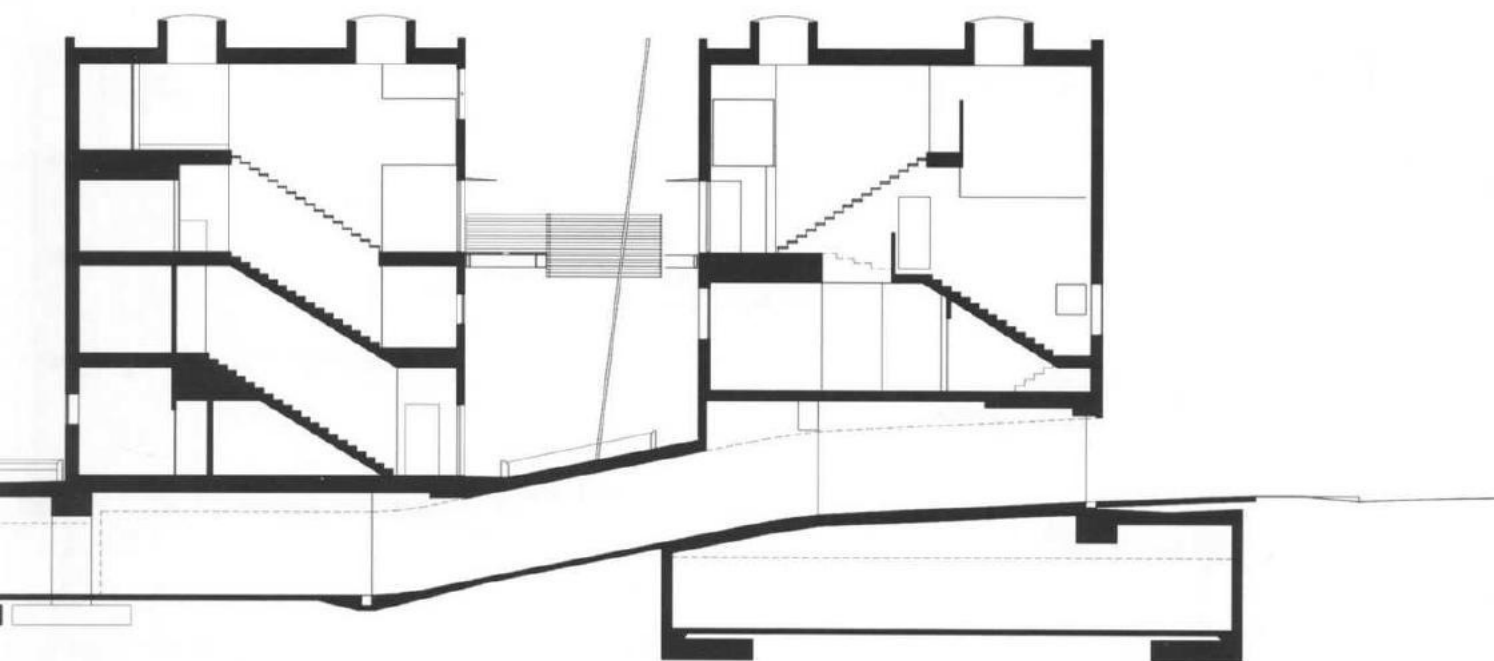


▲▼ © Elon Schoenholz

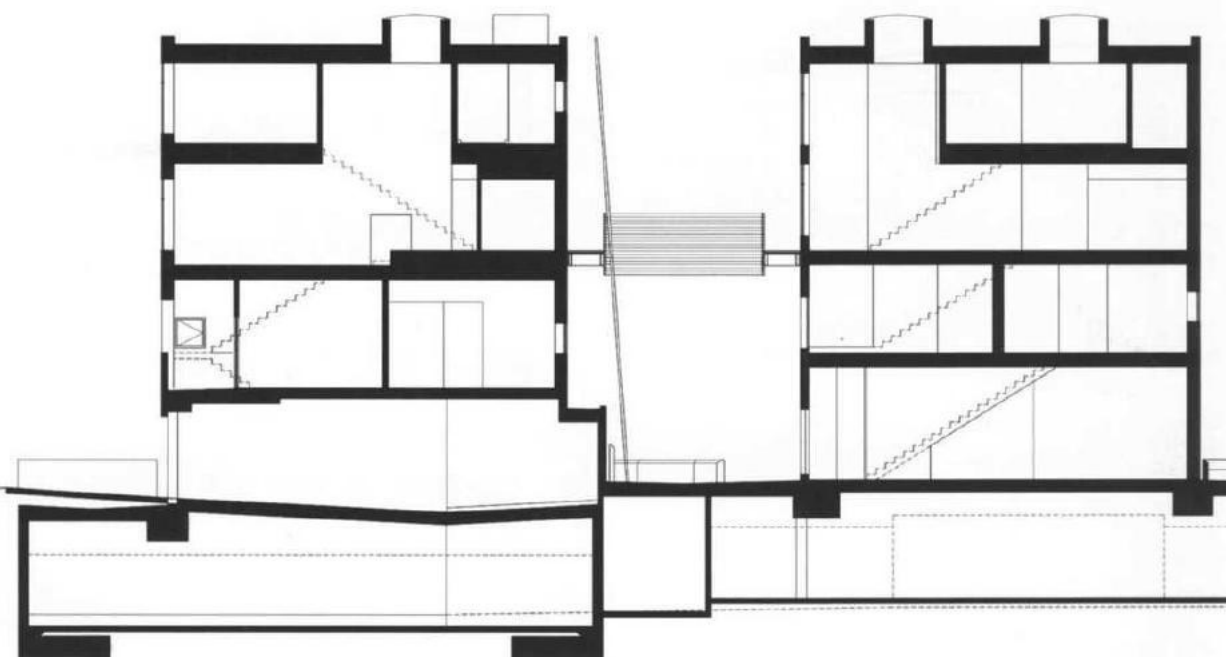


▲▼ © Elon Schoenholz

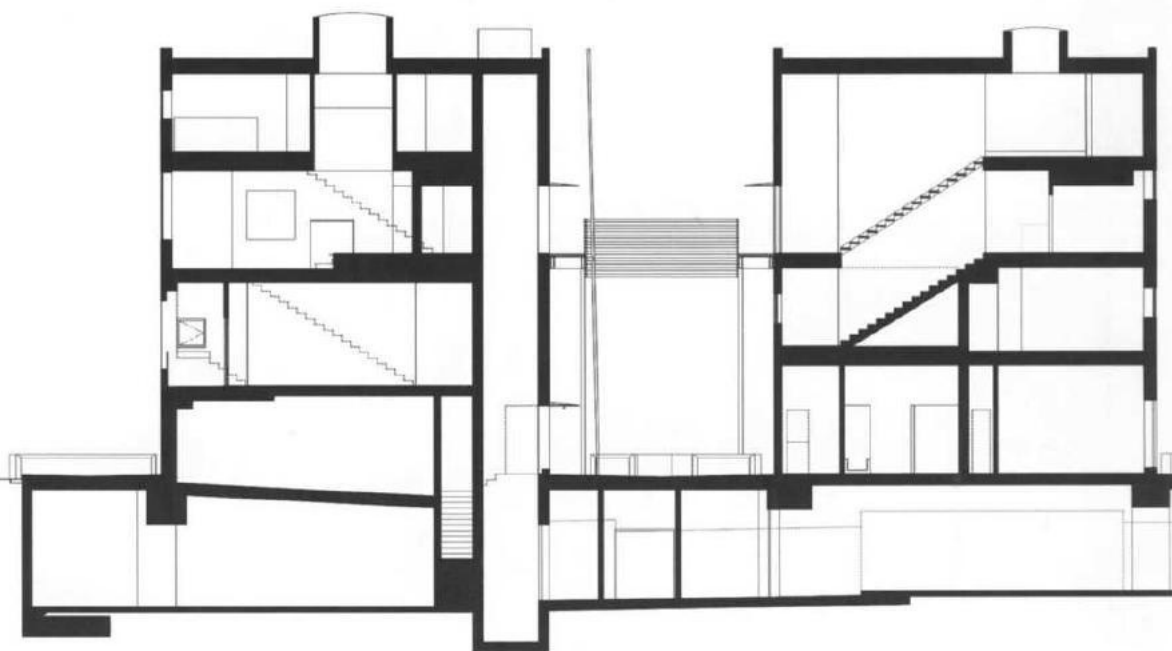


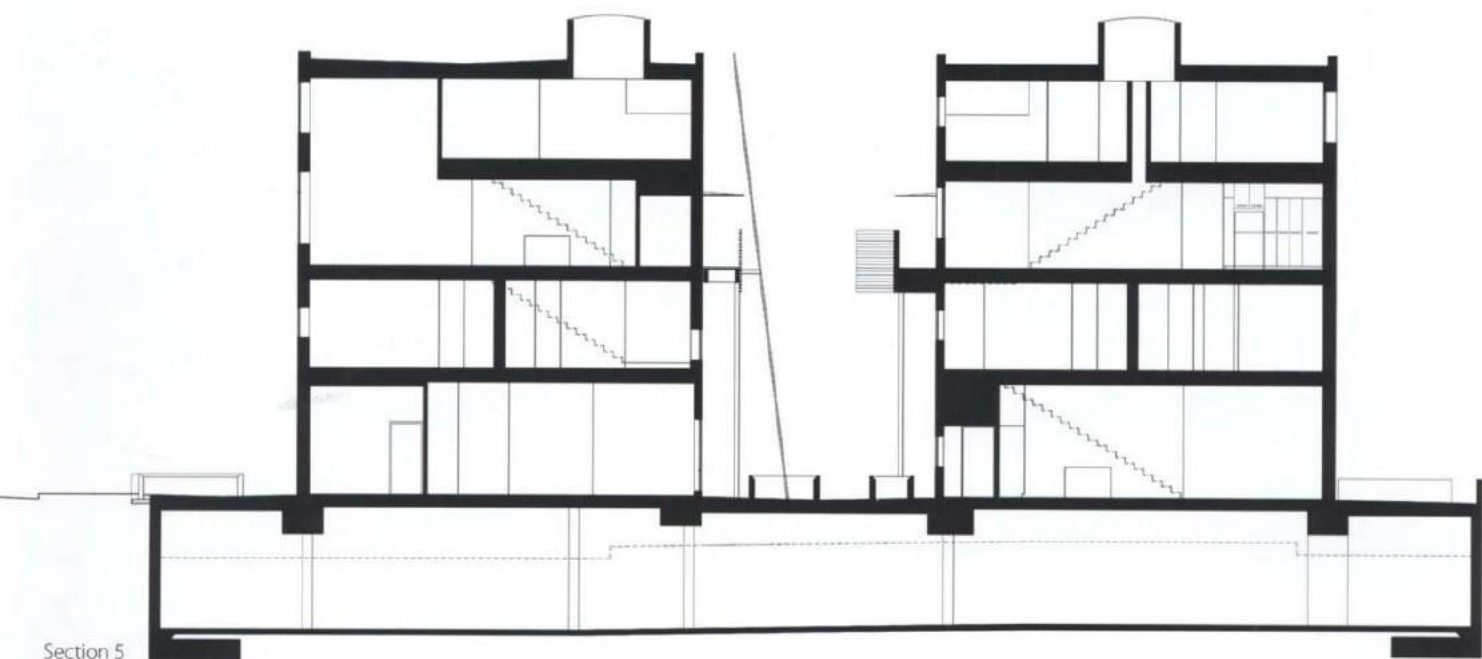


Section 3



Section 4





KANNER ARCHITECTS

Metro Hollywood

PHOTOGRAPHS:

JOHN LINDEN

Metro-Hollywood is a mixed-use development, 60,000 sq ft of usable space built above an MTA subway station at the crossing of Hollywood Boulevard and Western Avenue. It is a mixed-use transit village that enables its residents to commute easily around the city on subway trains and buses. The project contains a 60-unit, low-income housing development, with mostly two- and three-bedroom apartments situated above a 10,000 sq ft space that includes retail space and a child care center.

Metro-Hollywood was designed to be a prototype with environmental, social and esthetic benefits. For instance, the building exceeds state codes regarding energy efficiency by 20 percent. The design integrates the project with the neighborhood by lining up the project's large courtyard with the existing courtyard of an adjacent housing project, thereby creating a greater open space between the projects. In addition to being a cost-effective project, it has a colorful, uplifting, modernist design that is esthetically compatible with the design features of the Metro rail station below.

The project's main challenge was maintaining schedule and budget. The building required an expedited permit process because it had to be built within a tight schedule dictated by state funding requirements for affordable housing.

Tenants had to move in within a tight time period for tax credit purposes. Heavy steel frames, required to support the project above the subway station, were costly and obliged the architects to find creative solutions elsewhere to maintain the budget and still deliver a visually dynamic design. One such solution was to reduce the number, size and soundproof qualities of the windows, but place them strategically in vertical and horizontal patterns that managed the same effect of limiting noise from the street outside and trains underground. A further measure taken was to use painted plaster rather than more expensive materials to mimic the color palette of the MTA station.

Architecture:

KANNER ARCHITECTS

Owner:

McCormack Baron Salazar Inc.

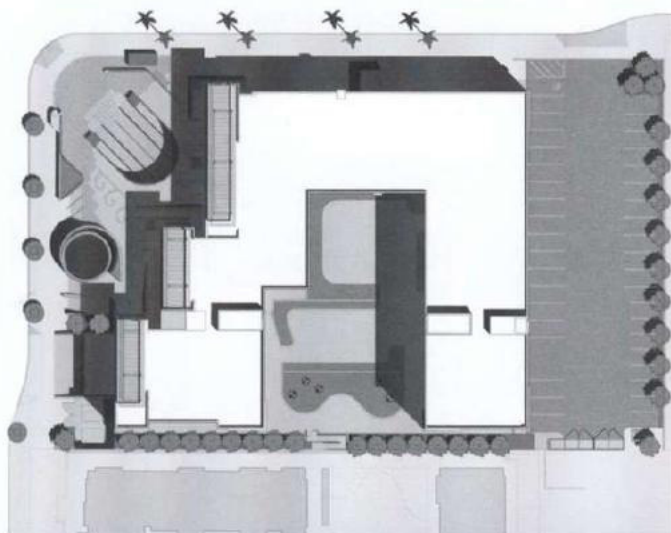
Awards:

AIA/Los Angeles, Westside Urban Forum,
Los Angeles Business Council

Location:

Los Angeles, California, USA





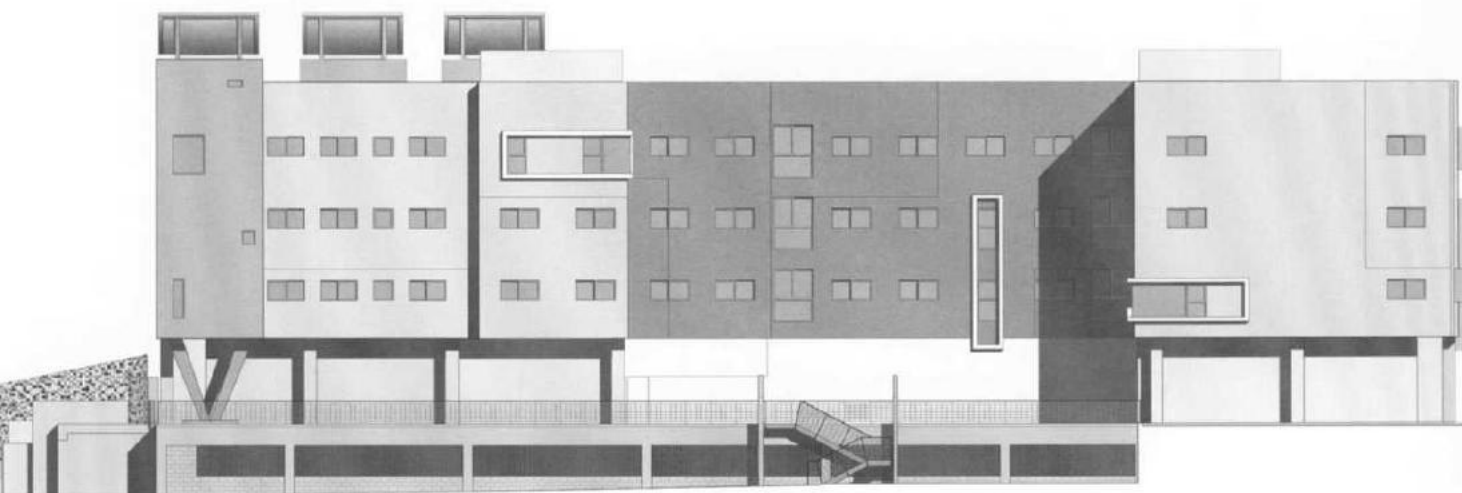
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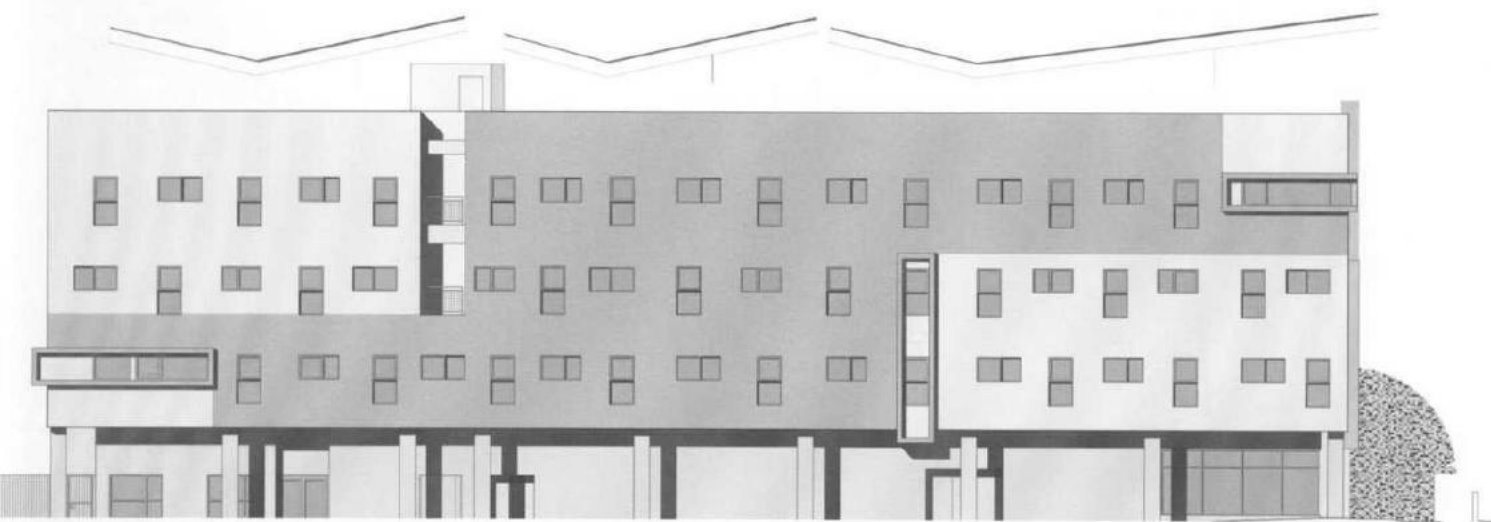




West Elevation



South Elevation



East Elevation

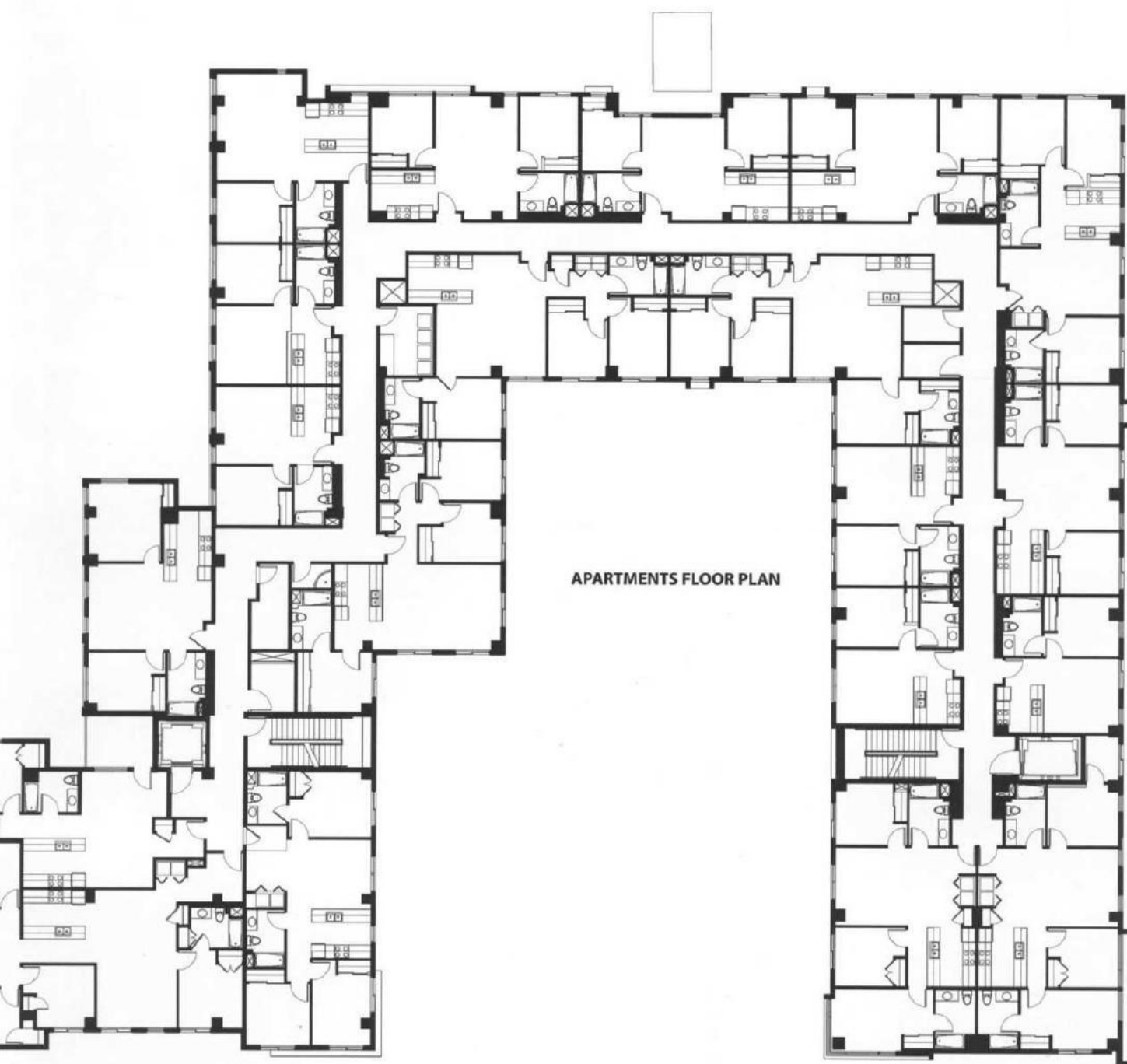


North Elevation

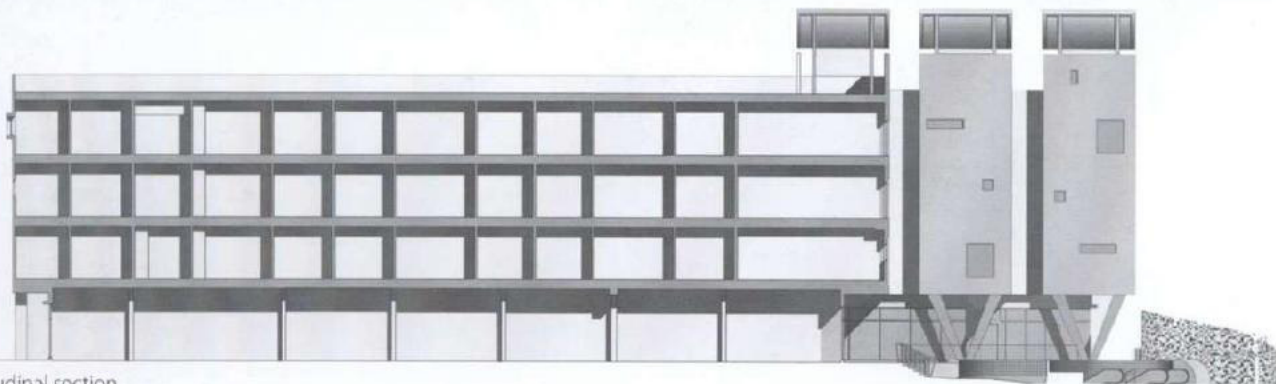




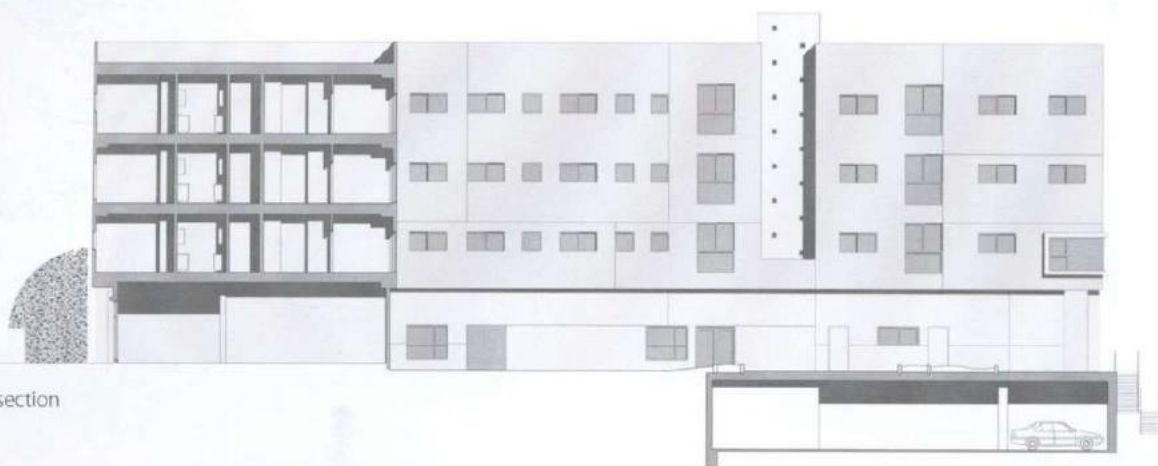








Longitudinal section



Cross section



ASIR Architekten

Urban Villa in the Bahnhofsvorstadt

PHOTOGRAPHS:

CONTRIBUTED BY ASIR ARCHITEKTEN

Bahnhofsvorstadt is a district of the north-German city of Heilbronn adjacent to the train station. The characteristics of this part of the town are still a clear result of the destruction caused by the Second World War and the urgently carried out reconstruction that followed the end of the fighting. Although primarily filled with anonymous post-war buildings, the neighborhood has maintained a few historic markers that serve as a reminder of the architectural richness of the pre-war urban context. Following the implementation of the regional train system, there was an increased demand for new housing in the neighborhood. The new apartment building at Achtungstrasse 26 is situated between two historic urban typologies, a typical housing block and a factory building. This residential development represents a re-interpretation of the Bahnhofsvorstadt typology in a new way.

In compliance with the requirements that define the developers' environmental philosophy, the building makes use of renewable energy sources such as a solar installation to boost the heating system (gas), a condensing boiler that achieves a far greater performance than other systems, as does the radiating floor installed throughout, underneath the solid-wood parquet. The windows all have triple glazing and the wall insulation insures that each apartment is comfortable, cheap to run and environment friendly, according to the official German EnEV 2009 regulations. The bathrooms are fitted with heated towel-racks and have natural light and ventilation. All the apartments have ample built-in storage space. The itinerary from the garage in the basement to the lift and to any of the apartments is entirely accessible and barrier-free. The electrical blind system on all the floor-to-ceiling windows prevents excessive solar gain. All the units in the building have a ceiling height of 2.50 meters (8.2 feet). The developers and the architects worked comfortably together, striving to offer the highest possible quality for the lowest price.

Architecture:

ASIR Architekten

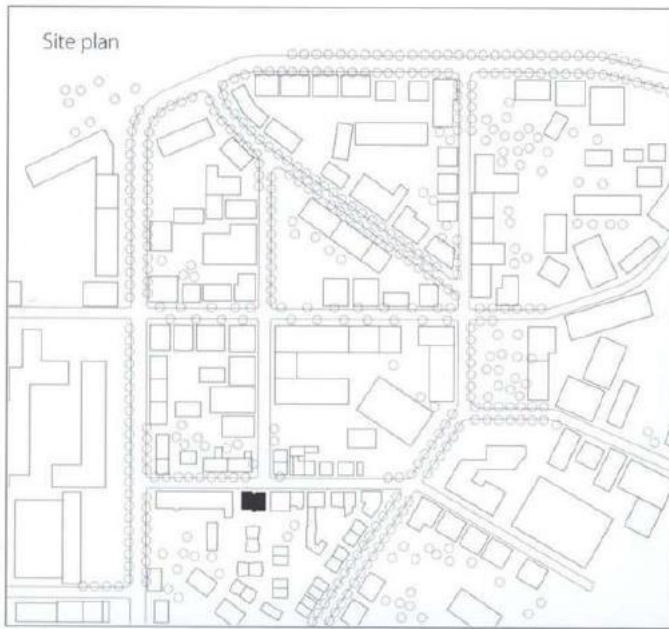
Developer:

Kruck + Partner GmbH & Co

Location:

Heilbronn, Germany



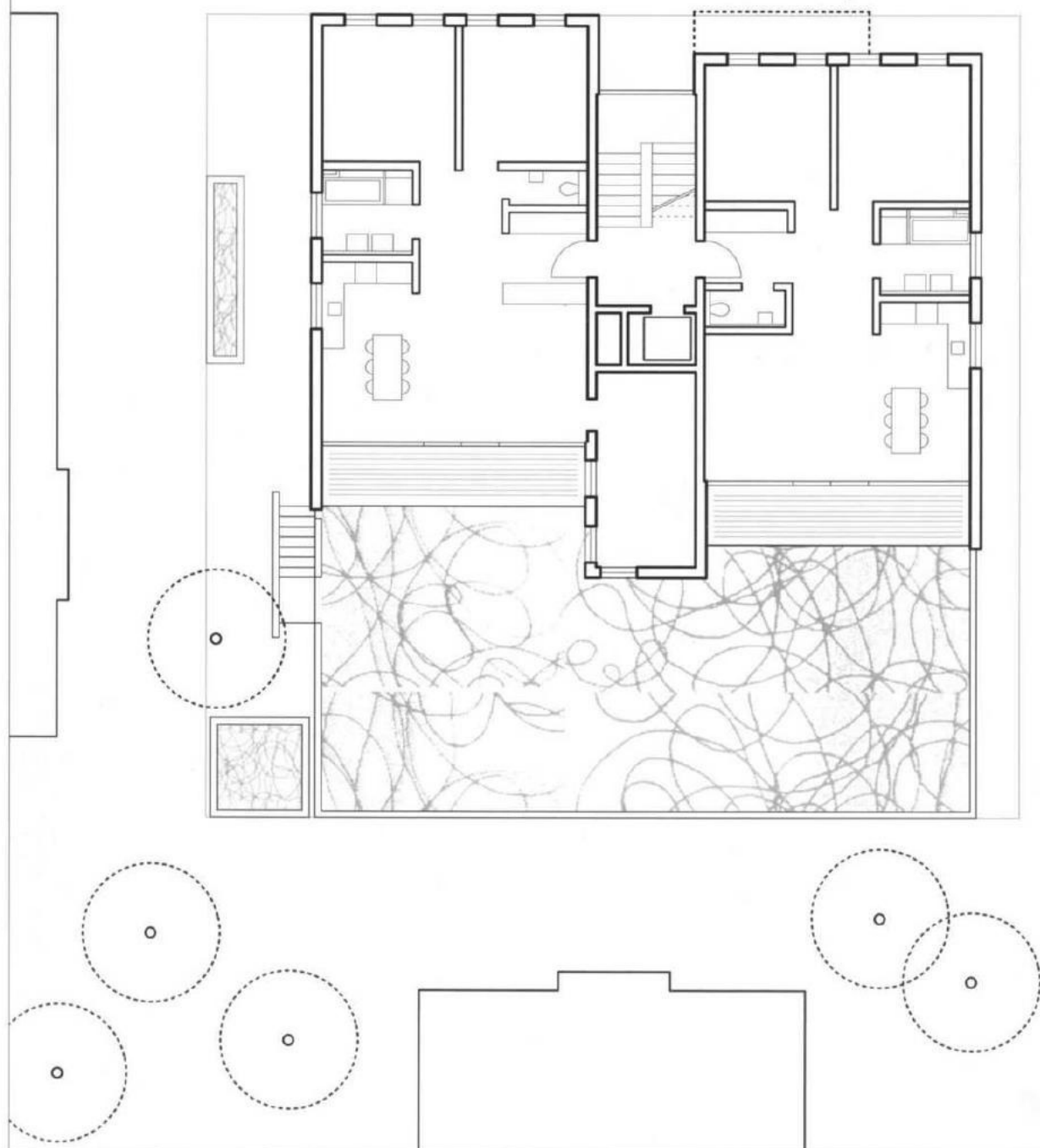




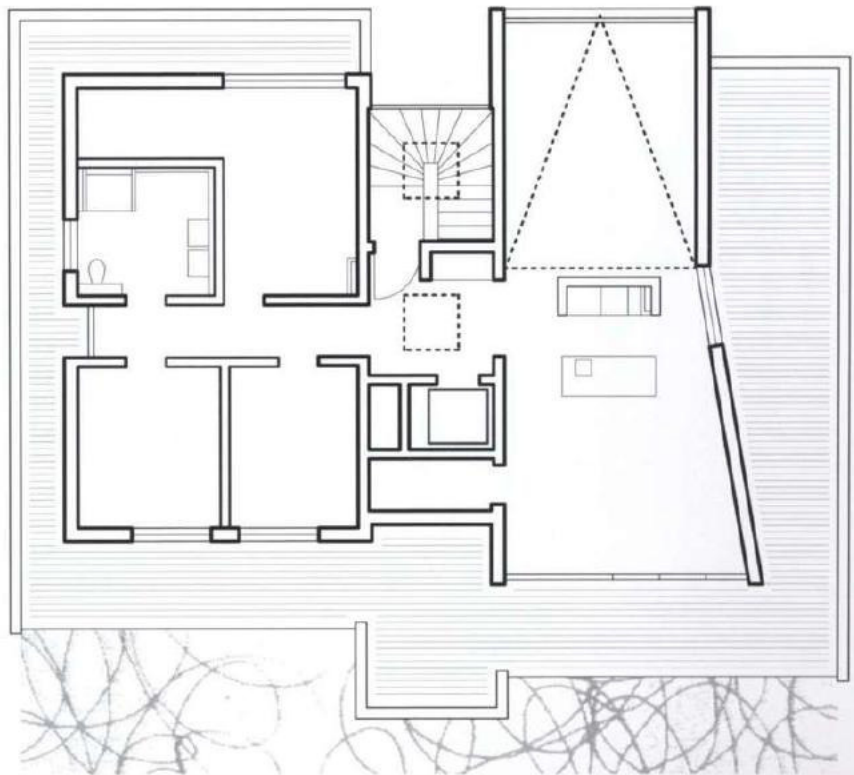
Front Elevation



Typical floor plan

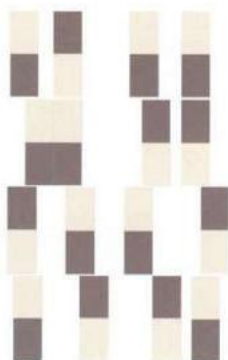
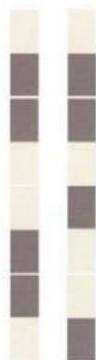
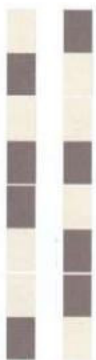


Penthouse floor plan



The building offers a choice between 2 or 5 bedroom apartments, with surface areas that range from 58 sqm (620 sq ft) to about 147 sqm (1 580 sq ft). The distribution is open, generous and flexible enough to provide scope for personal needs and tastes.

Shutter study

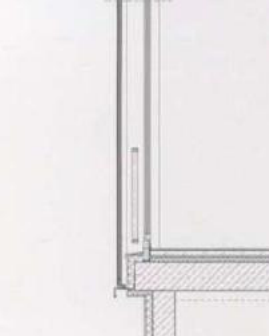
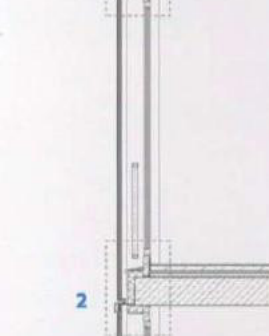
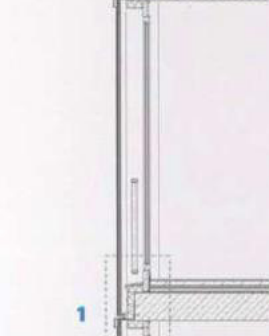
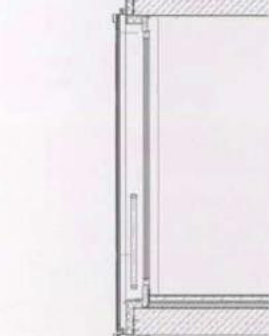
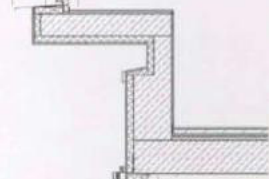
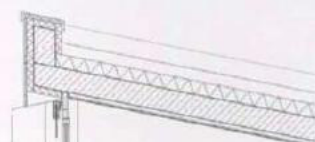
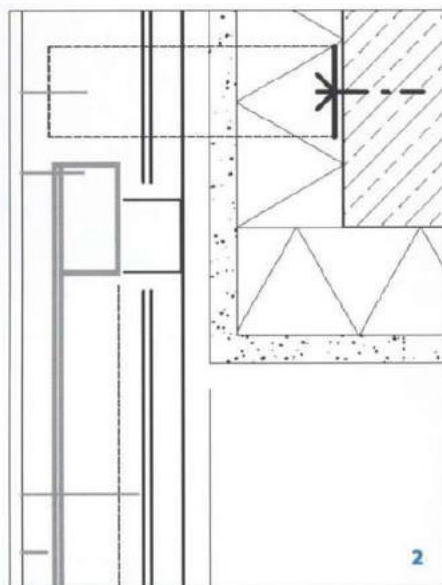
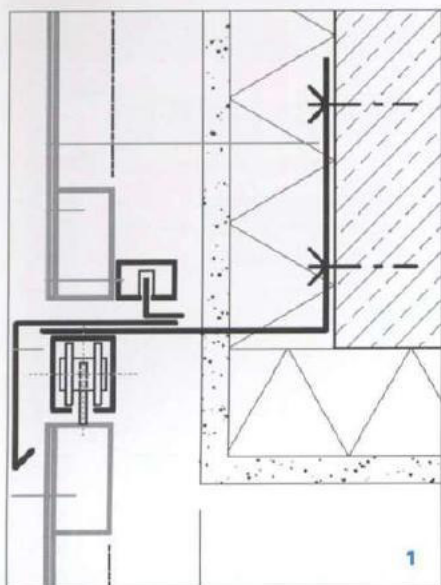


The composition of the main façade repeats the predominantly vertical window-pattern of the more traditional buildings on either side, not omitting to quote the horizontal features translated into a contemporary language. The volume is broken up into separate modules, avoiding a sensation of impenetrability.











Various prestigious architects present their most recent creations for apartment buildings. The vertical residential blocks, group-specific housing and residential complexes presented share a common spirit: rigor, imagination and respect for both the future occupants and for the wider environment in which they are situated. The works presented offer stimulating and ingenious solutions, often from unexpected points of view, and will, without doubt, become important references in future conceptions of residential architecture.

